

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 11, 2010

CASE NUMBER: C15-2010-0097

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas
____ **Melissa Hawthorne**
____ Leane Heldenfels, Chairman
____ Clarke Hammond, Vice Chairman
____ Heidi Goebel

APPLICANT: David C., Cancialosi

OWNER: Jeff Lewis

ADDRESS: 2206 14TH ST

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum floor-to-area ratio of Subchapter F; Article 2; Subsection 2.1 from 0.4 to 1.0 to 0.62 to 1.0 in order to maintain a duplex residential use with a two-story detached accessory building in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 53% in order to maintain a duplex residential use with a two-story detached accessory building in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

BOARD'S DECISION: Applicant requested Postponement to November 8, 2010 to meet with neighborhood associations; vote 8-0; POSTPONED to November 8, 2010.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker
Executive Secretary



Leane Heldenfels
Chairman

Chestnut Neighborhood Plan Contact Team • 1800 Singleton Ave. • Austin, Texas 78702

City of Austin Board of Adjustments
c/o Susan Walker, PDRD
PO Box 1088
Austin, Texas 78767

November 2, 2010, 2010

Re: Case Number C15-2010-0097, 2206 E. 14th St.

Ms. Walker:

On behalf of the Chestnut Neighborhood Plan Contact Team, I am writing to register our opposition to the two variances requested for the property at 2206 E. 14th St. requested by David Cancialosi, agent for property owner Jeff Lewis.

Members of the Chestnut NPCT and the Chestnut Addition Neighborhood Association have met to discuss this case several times. We have met several times with David Cancialosi and at least once with Jeff Lewis in an attempt to work out a compromise acceptable to everyone. Eventually, we met with representatives of the City of Austin to gain a better understanding of the City's role in this unfortunate case. After that meeting, Chestnut neighborhood representatives met a final time and, on the basis of what we had learned, unanimously agreed to oppose the variance requests. The names of all neighborhood representatives who attended these meetings are listed at the end of this letter.

We object for five reasons. First, the garage structure in question was not built in accordance with the plans submitted to the COA. In the permit plans, the garage is shown as a two-story structure, whereas in actuality the building was constructed with three stories. This deviation from the permitting set suggests to the Chestnut NPCT that the developer willfully misled the COA.

Second, the 'approval' by the COA of the garage access does not constitute a hardship. The COA is not responsible for the finished floor elevation (FFE). The developer is expected to build a garage with an FFE that takes into consideration the incline of the approach. Therefore, it is not a hardship but an oversight on the part of the developer.

Third, the developer submitted sealed as-built drawings to the COA that were, by the developer's own admission, not in accordance with the built structure. Again, the deviation is a sign of the willful misleading of the COA.

Fourth, the buildings on the property, especially the garage, are not compatible with the existing neighborhood character, which consists primarily of small residential structures. The three-story garage, which is approximately 1,800 square feet in area, faces directly onto the Chestnut Neighborhood Park.

Finally, the Chestnut Neighborhood Plan Contact Team follows a strict policy of not supporting **any** postconstruction requests for variances, zoning changes, plan amendments, etc. We want to send a clear message that those who wish to develop, build, expand, or renovate anything in Chestnut that is not compatible with the neighborhood plan must meet with the contact team **before** construction begins. This is the whole point of having a contact team. To support the post-construction variances that Mr. Lewis is requesting would undermine our very reason for existing.

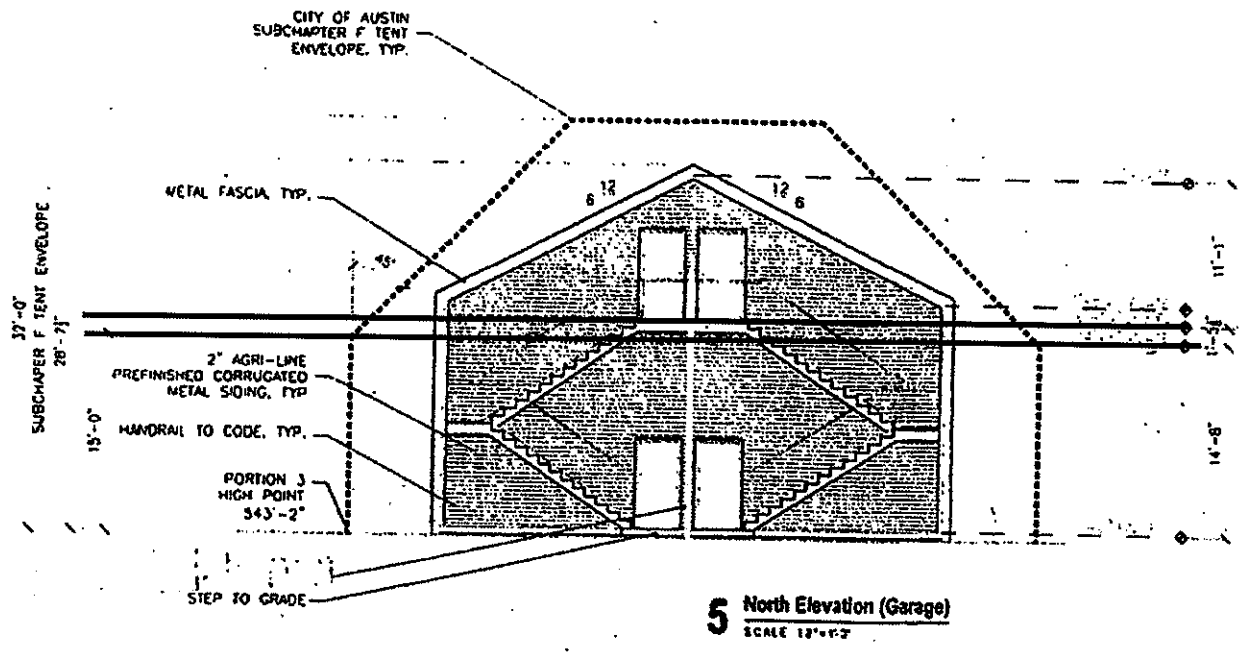
We respectfully request that the Board of Adjustment honor the Chestnut Neighborhood Plan and the Chestnut NPCT by denying the two variances requested for 2206 E. 14th St.

Sincerely,

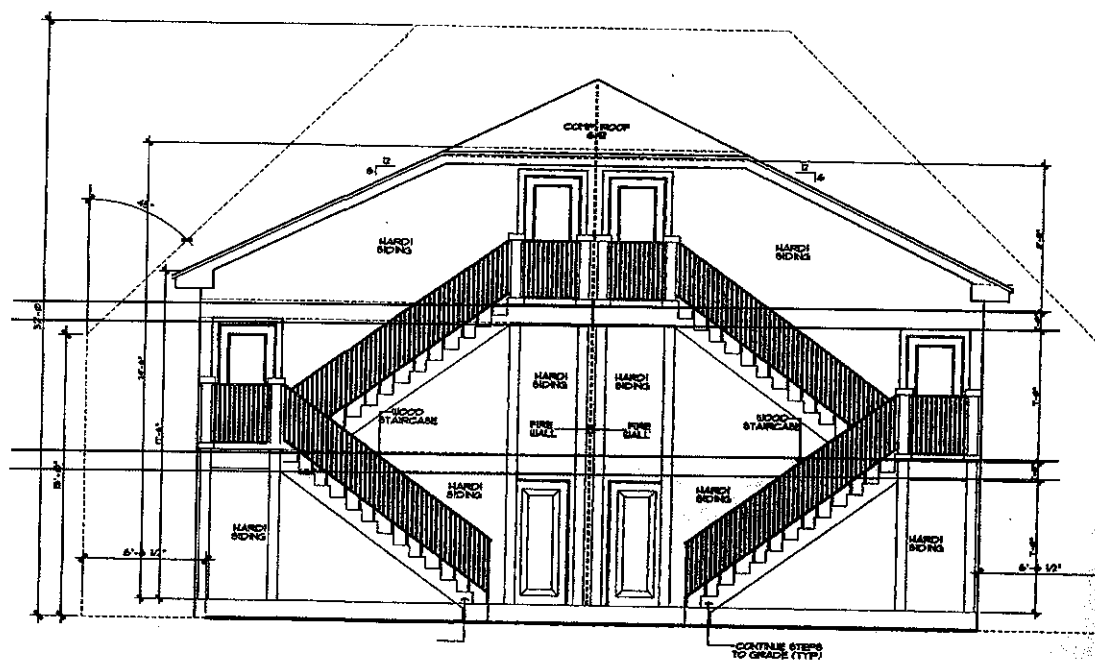
Sarah Searcy
Chair, Chestnut Neighborhood Plan Contact Team

with

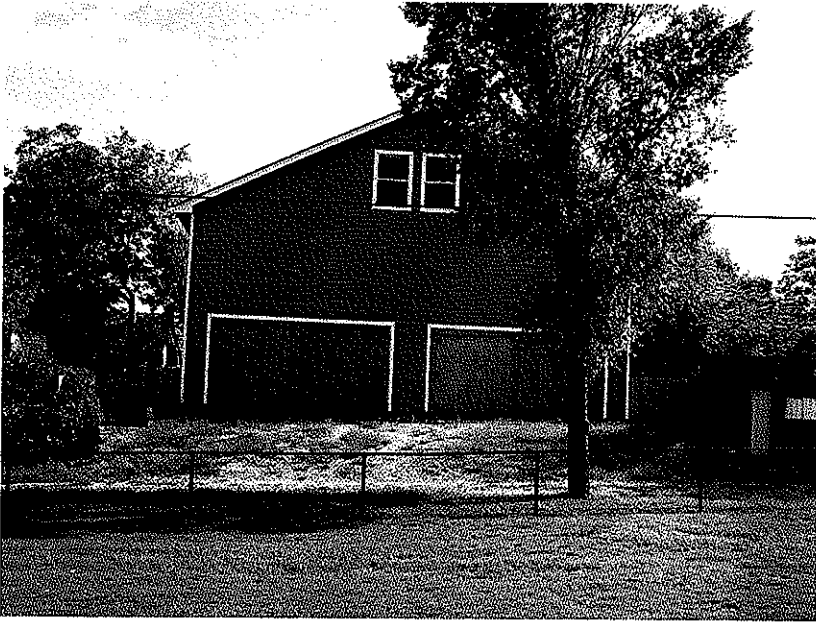
Greg Goeken, Vice-Chair, Chestnut NPCT
Monica Wheelock, Secretary, Chestnut NPCT
Willis Hunt, President, Chestnut Addition Neighborhood Association
Marian Barber, Vice-President, Chestnut Addition Neighborhood Association
Trinity White
Steve Aleman
Jessyl Bradford
Sherry Vance



North Elevation- Permitting set 12 Feb 2008- two story garage



North Elevation- As-Built set 18 Feb. 2010- three story garage



View from Chestnut Neighborhood Park



View of driveway slope from unpaved alley.

Walker, Susan

CVS-2010-0097

From: David Cancialosi [david@dciaustin.com]
Sent: Thursday, October 07, 2010 3:03 PM
To: Jeff Lewis; Sarah Searcy
Cc: Walker, Susan; McDonald, John
Subject: 2206 E 14th St update

As agreed last night,

We are requesting a postponement at Monday's hearing. I will speak to the board to request this and explain the circumstances as we are still working with the neighborhood association and are attempting to set a meeting with mgmt to discuss the details of the case with all 3 parties in attendance, hoping to return to BOA at Nov / Dec hearing.

--

Sincerely,

David C. Cancialosi
DCi Permitting & Land Consulting
512-799-2401-c
512-373-8846-f
david@DCIaustin.com
<http://www.AustinBuildingPermits.com/>

CONFIDENTIAL AND PRIVILEGED COMMUNICATION: This e-mail transmission, and any documents or files attached to it, may contain confidential information that is legally privileged. If you are not the intended recipient, or person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED. Interception of e-mail is a crime under the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and 2701-2709. If you have received this transmission in error, please immediately notify Mr. David Cancialosi by replying to this e-mail or by telephone at 512-799-2401, and destroy the original transmission and its attachments without reading them or saving them to disk. Thank you.

10/7/2010

- June Duplex Revision approved 3,083 SF duplex
- Application reflected 890 SF detached accessory garage.
- If garage is calculated as GFA, site requires 1780 SF GFA. Total site will have 4,866 GFA.
- Total GFA reflected on COA records dated June 2008 is 4,978 SF GFA. Not clear how this number was calculated.

Correct calculations should have been:

- Approved duplex: 3,086 SF GFA.
- Allowable garage deduction: 450 SF GFA
- Existing on-site GFA with garage deduction: 2636 SF GFA
- Add 2nd story garage GFA: 890 SF = 3,526 SF total site GFA
- Actual GFA overage: 405.6
- Actual IC with 3 spot parking area: 53%

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, September 13, 2010

CASE NUMBER: C15-2010-0097

____Y____ Jeff Jack Motion to Postpone Oct 11, 2010
____Y____ Michael Von Ohlen
____Y____ Melissa Hawthorne
____Y____ Bryan King
____Y____ Leane Heldenfels, Chairman
____Y____ Clarke Hammond, Vice Chairman
____Y____ Heidi Goebel

APPLICANT: David C., Cancialosi

OWNER: Jeff Lewis

ADDRESS: 2206 14TH ST

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum floor-to-area ratio of Subchapter F; Article 2; Subsection 2.1 from 0.4 to 1.0 to 0.62 to 1.0 in order to maintain a duplex residential use with a two-story detached accessory building in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 53% in order to maintain a duplex residential use with a two-story detached accessory building in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Chestnut Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Jeff Jack motion to POSTPONE TO October 11, 2010 requesting for high level staff to attend meeting on a 7-0 vote; POSTPONED TO October 11, 2010.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Susan Walker
Executive Secretary


Leane Heldenfels
Chairman

Chestnut Neighborhood Plan Contact Team • 1800 Singleton Ave. • Austin, Texas 78702

City of Austin Board of Adjustments
c/o Susan Walker, PDRD
PO Box 1088
Austin, Texas 78767

September 12, 2010

Re: Case Number C15-2010-0097, 2206 E. 14th St.

Ms. Walker:

On behalf of the Chestnut Neighborhood Plan Contact Team, I am writing to register our opposition to the two variances for the properties at 2206 E. 14th St. requested by David Cancialosi, agent for property owner Jeff Lewis.

We object for three reasons. First, the properties, and the garage in particular, are not compatible with the existing neighborhood character, which consists primarily of small residential structures. The two-story garage, which I believe is just 1,800 square feet in area, faces directly onto the Chestnut Neighborhood Park.

Second, the proposed uses for the garage are not aligned with the Chestnut Neighborhood Plan. Goal 3 of the plan, which addresses housing, states: "Promote the rehabilitation of existing housing and new, infill housing compatible with the old style of this neighborhood." We have already asserted that the garage, and indeed the front two units as well, are not compatible with "the old style of this neighborhood." Furthermore, Mr. Cancialosi and Mr. Lewis are not proposing that the garage be used as housing (which is explicitly forbidden by the SF3 zoning); thus their argument that the garage fulfills the neighborhood plan is not valid.

Third, the Chestnut Neighborhood Plan Contact Team follows a strict policy of not supporting **any** post-construction requests for variances, zoning changes, plan amendments, etc. We want to send a clear message that those who wish to develop, build, expand, or renovate anything in Chestnut that is not compatible with the neighborhood plan must meet with the contact team **before** construction begins. This is the whole point of having a contact team, and to support the post-construction variances that Mr. Lewis is requesting would undermine our very reason for existing.

We respectfully request that the Board of Adjustment honor the Chestnut Neighborhood Plan and the Chestnut NPCT by denying the two variances requested for 2206 E. 14th St.

Sincerely,



Sarah Searcy
Chair, Chestnut Neighborhood Plan Contact Team

PUBLIC HEARING INFORMATION

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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Case Number: C15-2010-0097 - 2206 E 14th

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 13th, 2010

Denise L. Sweet
Your Name (please print)

☐ I am in favor
☒ I object

2205 East 14th Street Austin, TX 78702
Your address(es) affected by this application

Denise L. Sweet
Signature *9/3/10*
Date

Daytime Telephone: *(512) 458-7111 X 2860*

Comments: *Well when they moved into our neighborhood we were not told anything about them and we would have these men's in our neighborhood. Our neighborhood is for single dwelling. Apartments not an apartment complex. Now they have too many men's living in the duplex now. They are noise, too much traffic with visitors they walk and talk their out the night hours, they smoking on way side of the street in front of my house. If you use this form to comment, it may be returned to: Louise Walker, City of Austin-Planning & Development Review Department/ 1st Floor Susan Walker P. O. Box 1088 Austin, TX 78767-8810*

house - they throw down the cigarette and trash in front of my house.
we have enough problems with the number that they have now.
What will it be like with more. we are just a single dwelling
families neighborhood. ~~that~~ ^{we} do not want an apartment complex
in our neighborhood. If they want more space ^{we would} move to
an area the houses ~~the~~ ^{for} multi families dwelling in
Washington. Since they been cross the street from my single
dwelling property, I have had many items missing in
my yard ~~and~~ off my vehicles. I been to chain
up my gates at my home. I hate living this way in
fear of them. I grew up in this house and life. Now
back to my neighborhood for my senior years of life. The homes
we have this issue in our block. Please do not let them
become multi living house in our neighborhood. Please
in our area is for only single dwelling families that want
we would like to remain as for our future. Please
Review this Request for them no room for more men's to live
At this address.

00017 Thanks,
Genevieve L. Stewart

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Case Number: C15-2010-0097 - 2206 E 14th

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 13th, 2010

Verdell Williams

Your Name (please print)

☐ I am in favor
☒ I object

2208 E 14th St Austin, TX 78702

Your address(es) affected by this application

Verdell Williams 9/17/10

Signature

Date

Daytime Telephone: 512-474-4803

Comments: A lot of things are used to

least create one property in city limits. He cannot refuse to my place the spaces here his own private fence. People and out all the time. People in front of my house. That's things over the fence. Hanging things on my fence. He other said meeting of him not to be matter. about the place. I received

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

This Place was supposed to have
been for Quakers to settle. It
was from Missions. They here to
smoke across the street. Very noisy
at night. Joe Mary lived in one
house. He owned the house.
Misses Jones.

1000

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Case Number: C15-2010-0097 - 2206 E 14th

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 13th, 2010

Your Name (please print)

Joel Bennett

☐ I am in favor
☒ Object

Your address(es) affected by this application

2105 East 14th Street Austin

Signature

Joel Bennett

Date

9-3-10

Daytime Telephone:

(512) 921-0763

Comments:

we are allowing the character of the neighborhood to be changed.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 13th, 2010

Your Name (please print)

Jesse J. Mischel

☐ I am in favor
☒ I object

Your address(es) affected by this application

2304 E. 16th St Austin TX 78702

Signature

9/12/10
Date

Daytime Telephone: 512-524-5730

Comments:

If you use this form to comment, it may be returned to:

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Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C15-2010-0097 - 2206 E 14th

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 13th, 2010

Your Name (please print)

Trinity White

☐ I am in favor
☒ I object

Your address(es) affected by this application

2304 E. 16th St Austin TX 78702

Signature

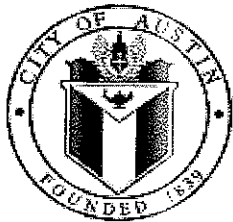
Date

Daytime Telephone: 512-524-5730

Comments:

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City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-8810



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt 5439893
No.:

Payment 08/18/2010
Date:

Invoice 5446012
No.:

Payer Information

Company/Facility Name: WALTER SERVICING CORPORATION ESCROW

Payment Made By:

600 ROUND ROCK WEST DR ROUND ROCK TX 78681

Phone No.: (512) 257-3278

Payment Method: Check

Payment Received: \$360.00

Amount Applied: \$360.00

Cash Returned: \$0.00

Comments:

CK-007897

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Claudia Bejar

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4120	BOA/SRB Fee	10477661	2206 E 14TH ST	2010-000093-BA	\$360.00
Total					\$360.00

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2010-0097
ROW # 10477661
TP-0210110208

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

**WAR
NING**

: Filing of this appeal stops all affected construction activity.

STREET ADDRESS: 2206 E 14th St

LEGAL DESCRIPTION: Subdivision — LOT 4 BLK 12 OLT 34 DIVISION B

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We David Cancialosi on behalf of myself/ourselves as authorized agent for

Jeff Lewis _____ affirm that on Aug 2, 2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

(zoning district) SF-3

Seeking variance from:

LDC section 25-2 subchapter F, section 2.1 - .62:1.0

LDC section 25-2-492(d) 53% IC

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

City of Austin approved a building permit application for a detached 2 story garage structure that included 1st story garage and 2nd story home office / recreation area. Owner built according to approved plans. COA Code Compliance Dept. issued stop work order citation several months later and stopped all work on detached garage, causing permit to expire due to legal timelines. Municipal Judge dismissed all COA Code Compliance citations. Due to subsequent COA PDRD interpretations and technical code applications, site reflects increased Gross Floor Area (GFA) and impervious cover amounts than what was originally approved. However, owner is not proposing to increase physical size of detached garage structure's exterior nor interior. COA PDRD staff is requiring BOA approval in order to re-permit detached garage as COA originally approved in June 2008 (plans enclosed). Recent COA interpretations require owner to seek allowance for additional 1,780 SF of GFA and total impervious cover of approximately 53%. Existing, finished duplex has 3,083 SF GFA.

Approval of original, separate duplex permit accounted for 890 SF building footprint of detached garage. Existing as-built impervious cover is approximately 47% as measured by recent impervious cover survey (enclosed).

Property owner should be allowed to maintain structure as approved by COA Residential Review staff on June 2008 given:

1. Substantial errors made by COA, admitted by COA PDRD managers in meeting w/ owner and agent on 7/23/10
2. The citation dismissal by municipal judge
3. The owner had to appear at City Council Citizen's Communication to request proper meetings with staff in order seek effective, reasonable permit solutions
4. The recent interpretation by COA staff that garage shall not be used as a garage due to lack of access from alley (therefore removing GFA "garage credit" and doubling GFA overage), and
5. The recommendation by COA staff to either reduce both floors to 5' interior height and use as "crawl space", OR, demolish a completed 2 story structure instead of offering compromised solution(s).

Several east side properties in Chestnut neighborhood have detached garages with home office / studio / recreational uses. Allowing garage and 2nd story study to be maintained in as-built condition increases urban core density and is in keeping with Housing Goal #3 of adopted Chestnut Neighborhood Plan that promotes new, infill housing. This is a reasonable and highest / best use of property.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

COA admittedly erroneously approved building permit application for 890 SF 1st story garage plus 890 SF 2nd story studio office use. The original duplex permit (finaled Jan. 23, 2009, enclosed) accounted for total FAR of .39 and clearly reflects detached garage for purposes of GFA and impervious cover.

Additionally, due to a technical driveway issue not identified by COA Residential Review staff during plan review process, all prior-approved off-street parking within the approved garage structure must be moved to front of lot. The rear public alley's grade is lower than garage foundation. This results in a driveway percentage slope over the allowable 10-15% slope. Ribbons and topo elevations are shown on approved plans for detached garage dated June 2008 (enclosed). However, COA staff recently interpreted that owner is now prohibited from accessing garage via rear alley ribbons due to steep grade.

Further, COA interprets that lack of physically parking cars in said garage prohibits owner from calling the 1st floor a "garage" and thus removes the "450 SF garage credit" calculated for GFA / FAR purposes. This interpretation requires owner to seek additional 890 SF of GFA in addition to 2nd floor 890 SF already (erroneously) approved, for total BOA GFA request of 1,780 SF GFA over max allotted amount of 3,102 SF GFA. Proposed total GFA to keep as-built structures is 4,863, or .62 FAR.

Additionally, COA staff has interpreted /advised the only way to keep the detached structure in place without BOA approval is to create 5' ceilings on both floors and label as "crawl space" in order to reduce total GFA. This renders the complete structure useless and causes hardship given COA's prior permit application approval.

Further, the lot's topography causes hardship with respect to accessing the garages from the alley, resulting in driveway grade greater than max 10-15%; therefore no driveway permit can be issued. COA staff's after-the-fact interpretation regarding driveway access is inconsistent code application. Thus, all required parking is proposed in front yard. This reluctantly increases impervious cover by approximately 500 SF for 3 uncovered off-street parking spaces. They will take access from existing 14th St curb cut. Total impervious cover being sought is approximately 53%.

- (b) The hardship is not general to the area in which the property is located because:

The sequence of events on this specific lot starting with the erroneous permit application approval combined with the dismissed stop work order citation that caused the permit to expire, plus the oversight of COA staff to properly identify driveway issue at time of application, and the recent interpretation to add garage 1st floor SF into FAR calculations, which adversely impacts impervious cover totals, is so egregious that

owner's only relief is to seek aforementioned BOA variance requests. Similar sequence of events is not apparent on any other known project in geographical area. Thus the hardships are unique to 2206 E 14th St only and not characteristic of other properties in area. Approval of variance requests will not alter character of area, adversely impact area, impair use of adjacent property, nor impair purposes of zoning regulations given several properties in neighborhood have large, detached accessory structures.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Existing, approved duplex will have 3 off-street, uncovered parking spaces as allowed for urban core reduction.

Many properties in the east side area have detached garages with second story home office / recreational uses already in place. The existing garage and 2nd floor office/studio use will be used by tenants of primary structure only. Studio shall never be used as living space, garage apartment, or any type of semi-permanent living quarters. As an approved accessory use to the primary structure, the garage's 2nd floor use will comply with LDC regulations by serving as a recreational / studio use per LDC 25-2-893(c)(1).

Property owner proposes to place gutters and rain barrels on both structures to capture and properly divert rainwater, add vegetative / visual buffers, and / or other recommendations in order to maintain existing garage as approved per COA June 2008.

PARKING: (Additional criteria for parking variances only.) **N/A**

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because: N/A
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: N/A
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: N/A
4. The variance will run with the use or uses to which it pertains and shall not run with the site because: N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed

Mail Address 7105 BARNDALE WAY AUSTIN 78745

Printed

DAVID CANCIALDS

Phone Date

799 2401 8/3/02/10

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

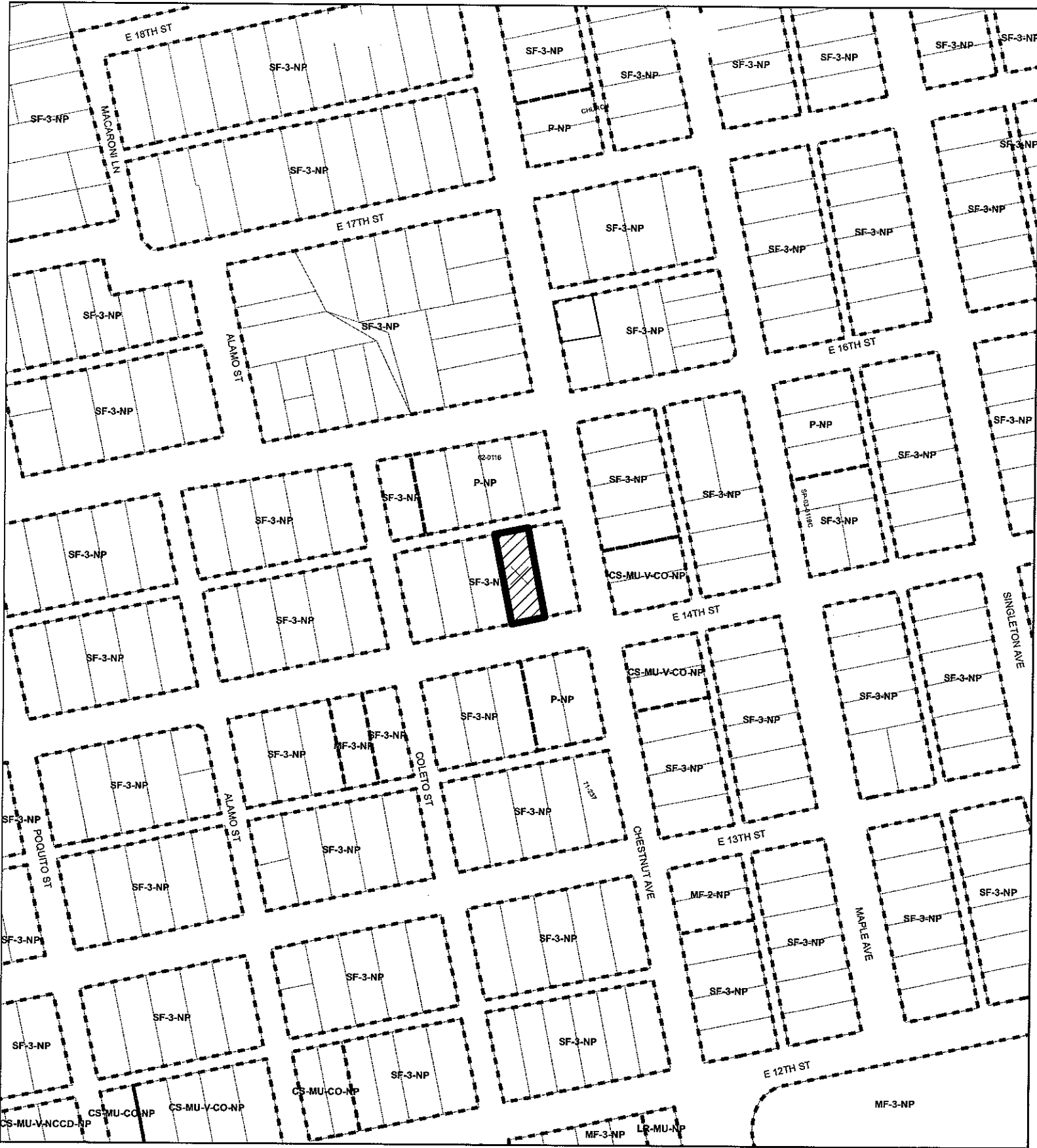
Signed



Mail Address

Printed

JEFF R LEWIS

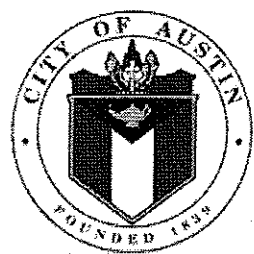
Phone Date



-  SUBJECT TRACT
-  ZONING BOUNDARY

BOARD OF ADJUSTMENTS

ZONING CASE#: C15-2010-0097
 LOCATION: 2206 E 14TH ST
 GRID: K23
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

§ 25-2-893 ACCESSORY USES FOR A PRINCIPAL RESIDENTIAL USE.

(C) The following are permitted as accessory uses:



- (1) recreational activities and recreational facilities for use by residents;
- (2) religious study meetings;
- (3) playhouses, patios, cabanas, porches, gazebos, and household storage buildings;
- (4) radio and television receiving antenna and dish-type satellite receivers;
- (5) solar collectors;
- (6) home occupations that comply with Section 25-2-900 (*Home Occupations*);
- (7) the keeping of dogs, cats, and similar small animals as household pets; and
- (8) a single accessory apartment that complies with the requirements of Section 25-2-901 (*Accessory Apartments*).

(D) A guest house is permitted if the principal use is a single-family residential use located on a lot with at least 10,000 square feet of area. A guest house may be occupied only by occasional nonpaying guests of the permanent residents.

(E) A single accessory dwelling is permitted if the principal use is a single-family residential use located on a lot with at least 15,000 square feet of area. An accessory dwelling may be occupied only by a family that has at least one member employed on-site for security, maintenance, management, supervision, or personal service.

(F) A residential convenience service is permitted if the principal use is a multifamily use or a mobile home park use. A residential convenience service is a commercial use that is operated as an integral part of the principal use, is not identifiable from outside the site, and is intended to be patronized solely by the residents of the principal use.

(G) A residential dock, pier, wharf, float, island, or other similar structure is permitted as an accessory use in an SF-6 or more restrictive district and may be located off-site.

(H) A use other than one described in this section is permitted as an accessory use if the director of the Neighborhood Planning and Zoning Department determines that the use is necessary, customary, appropriate, incidental, and subordinate to a principal use.



(I) An accessory use may generate not more than ten guest vehicles trips a day or 30 guest vehicles trips a week.

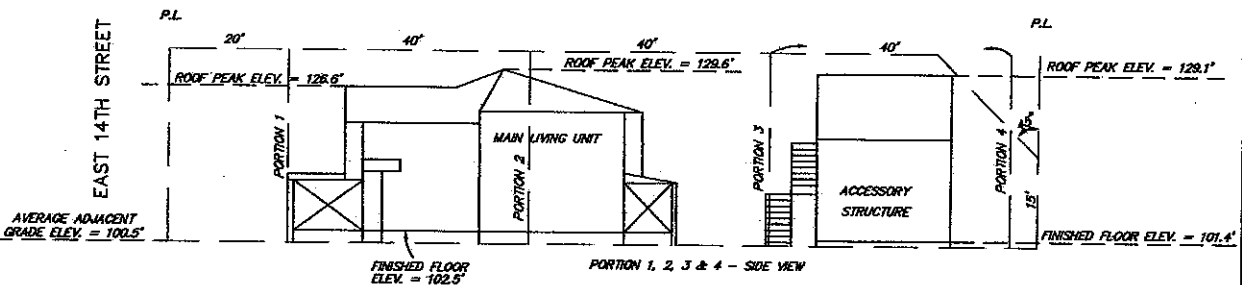
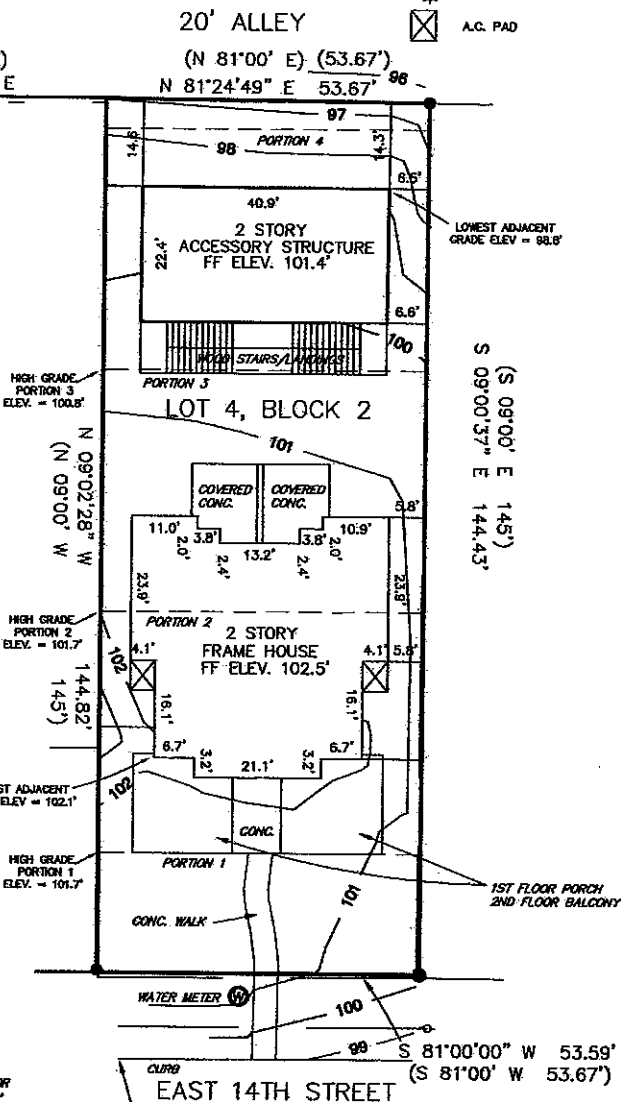
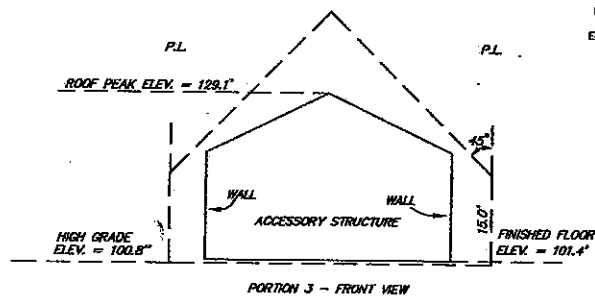
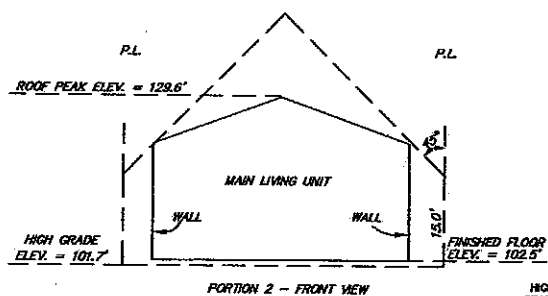
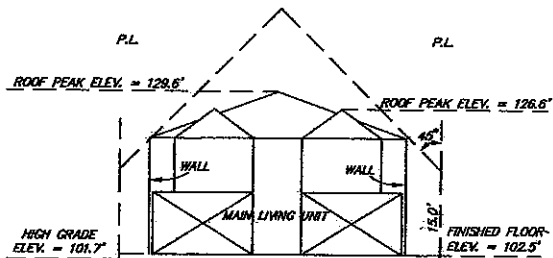
Text Survey
8-2-10

BUILDING HEIGHT REPORT OF LOT 4, BLOCK 2 OF THE SUBDIVISION OF OUTLOT 34, DIVISION B, CITY OF AUSTIN LOCATED AT 2206 EAST 14TH STREET, AUSTIN, TEXAS

- MAP SYMBOLS:
- CHAIN LINK FENCE
 - WOOD BOARD FENCE
 - UTILITY LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.L. BUILDING LINE
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - CAPPED "HARRIS GRANT"
 - IRON PIPE FOUND
 - CONTROL MONUMENT
 - RECORD DATA FROM PLAT BK. 1, PG. 48
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - POWER POLE
 - A.C. PAD

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON.

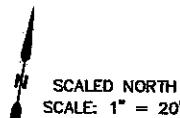
EXISTING IMPERVIOUS COVER: 3,644 SQ.FT.
EXISTING LOT: 7,756 SQ.FT.
IMPERVIOUS COVER: 47.0%



HARRIS-GRANT SURVEYING, INC.
1700 S. LAMAR, #332
AUSTIN, TEXAS 78704
(512)444-1781



JAMES M. GRANT, RPLS 1919
DATE: AUGUST 2, 2010
INVOICE NO. 44719 WORK ORDER NO. 100299



SCALED NORTH
SCALE: 1" = 20'

HARRIS-GRANT
SURVEYING, INC.

RESCAN NEW PANS

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number 07-170240R
Building Permit No. _____
Plat No. _____ Date 6/20/02
Reviewer Jim

PRIMARY PROJECT DATA

Service Address 2206 E. 14th Tax Parcel No. _____
Legal Description
Lot 4 Block 7 Subdivision _____ Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work
☐ Remodel (specify) _____
☒ New Residence
☒ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool
☐ Addition (specify) _____
☐ Other (specify) _____
Zoning (e.g. SF-1, SF-2...) SF3
- Height of Principal building 30' ft. # of floors 2 Height of Other structure(s) 30' ft. # of floors _____
- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the
Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic
permit prior to a zoning review.
Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No
Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☒ Yes ☐ No
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

**VALUATIONS FOR
REMODELS ONLY**

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway/
Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 7715 sq. ft.
Job Valuation - Principal Building \$ _____
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)
TOTAL JOB VALUATION
(sum of remodels and additions)
\$ _____
(Labor and materials)

**PERMIT FEES
(For office use only)**

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>2206 E. 14th, LLC</u>	Telephone (h) _____ (w) _____
BUILDER	Company Name <u>Developsense, Inc.</u>	Telephone <u>906-6757</u>
	Contact/Applicant's Name <u>Nick Nelson</u>	Phone 532-0916
DRIVEWAY/ SIDEWALK	Contractor <u>Crosby Concrete</u>	FAX <u>532-0916</u>
		Telephone <u>251-2422</u>
CERTIFICATE OF OCCUPANCY	Name <u>Developsense, Inc</u>	Telephone <u>906-6757</u>
	Address <u>Po Box 92031</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78709</u>

If you would like to be notified when your application is approved, please select the method:

☐ telephone

☒ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

NEW UPDATED PLANS

6/20/08

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2206 E 14th STREET

Applicant's Signature [Signature]

Date 6-20-08

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	<u>Existing</u>	<u>New / Addition</u>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq. ft.	1498 sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	sq. ft.	96 sq. ft.
c. TOTAL (add a and b above)	sq. ft.	1498 + 96 = 1594 sq. ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	1588 sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq. ft.	1588 sq. ft.
f. TOTAL (add d and e above)	890 sq. ft.	1588 sq. ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq. ft.	sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
i. TOTAL (add g and h above)	sq. ft.	sq. ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq. ft.	sq. ft.
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq. ft.	sq. ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure) 890 - 450	sq. ft.	440 sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		
	sq. ft.	sq. ft.
VII. TOTAL	sq. ft.	3086 sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	3086 sq. ft.
GROSS AREA OF LOT	7801 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	39.69 sq. ft.

771

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

3086
4414

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"**

*NEW
UPDATED PLANS 6/20/08*

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 st floor conditioned area	sq.ft.		<u>1498</u>	sq.ft.
b. 2 nd floor conditioned area	sq.ft.		<u>1588</u>	sq.ft.
c. 3 rd floor conditioned area	sq.ft.			sq.ft.
d. Basement	sq.ft.			sq.ft.
e. Garage / Carport	sq.ft.			sq.ft.
<u>attached</u>	sq.ft.			sq.ft.
<input checked="" type="checkbox"/> <u>detached</u>	sq.ft.		<u>690</u>	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.		<u>250</u>	sq.ft.
g. Breezeways	sq.ft.			sq.ft.
h. Covered patios	sq.ft.			sq.ft.
i. Covered porches	sq.ft.		<u>498</u>	sq.ft.
j. Balconies	sq.ft.		<u>259</u>	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.			sq.ft.
l. Other building or covered area(s)	sq.ft.			sq.ft.
Specify _____				
TOTAL BUILDING AREA (add a. through l.)	sq.ft.		<u>4978</u>	sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

2886 sq.ft.
37.0 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2886</u>	sq.ft.
b. Driveway area on private property	<u>240</u>	sq.ft.
c. Sidewalk / walkways on private property	<u>286</u>	sq.ft.
d. Uncovered patios	<u>100</u>	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	<u>125</u>	sq.ft.
f. Air conditioner pads	<u>16</u>	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3367 sq.ft.
43.2 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE



DATE

6-20-08

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

39828

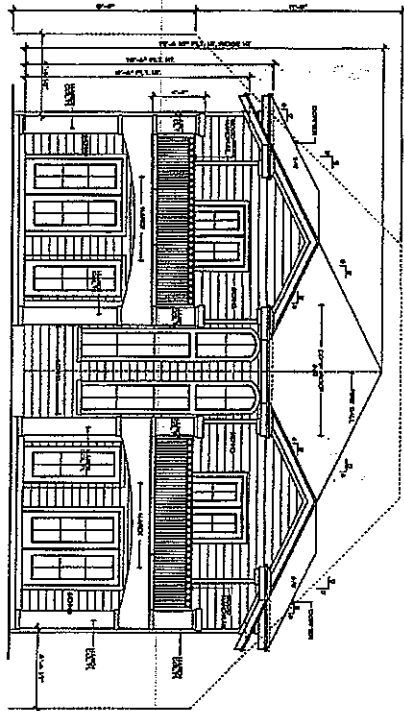
Rejection Notes/Additional Comments (for office use only):

New plan? submitter 6/20/08. Okay to construct.
JTB.

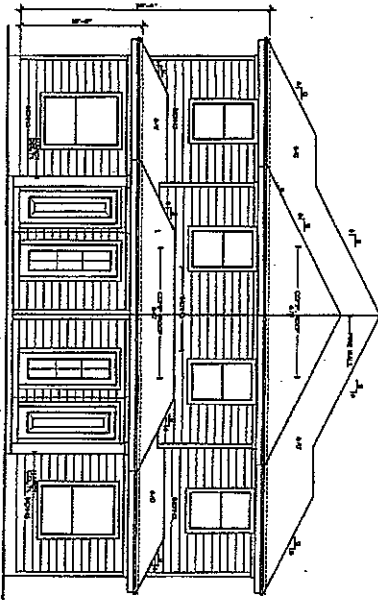
Service Address

Applicant's Signature

Date



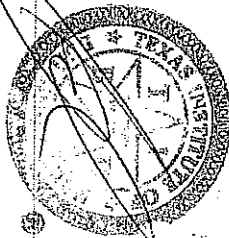
FRONT ELEVATION



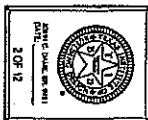
REAR ELEVATION

RENEWED ZONING ONLY

JOHN G. DANE, JR.
DATE: 06/19/08



THIS PLAN IS THE PROPERTY OF DEVELOPSENSE INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DEVELOPSENSE INC.



JOHN G. DANE, JR.
DATE: 06/19/08

2206 EAST
14TH ST

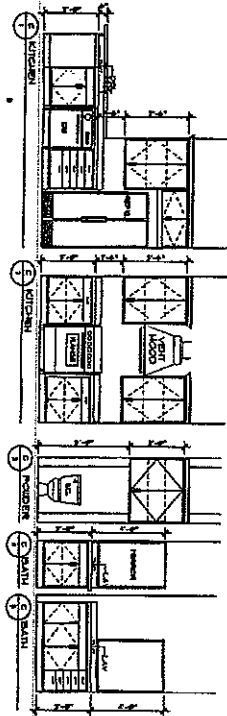
DESIGN ORIGINALS of Texas
home design center

DEVELOPSENSE INC.
NICK NELSON

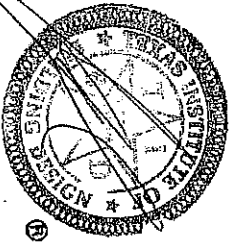
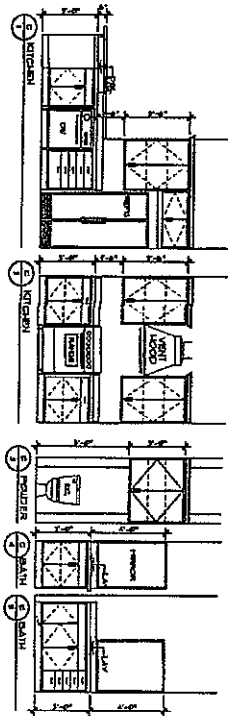


DEVELOPSENSE INC.
NICK NELSON

UNIT A



UNIT B

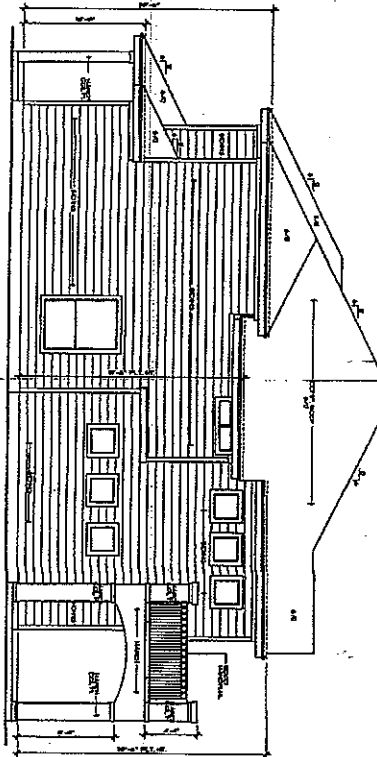


JOHN C. DAME, SR. 1495
DATE 06/17/08

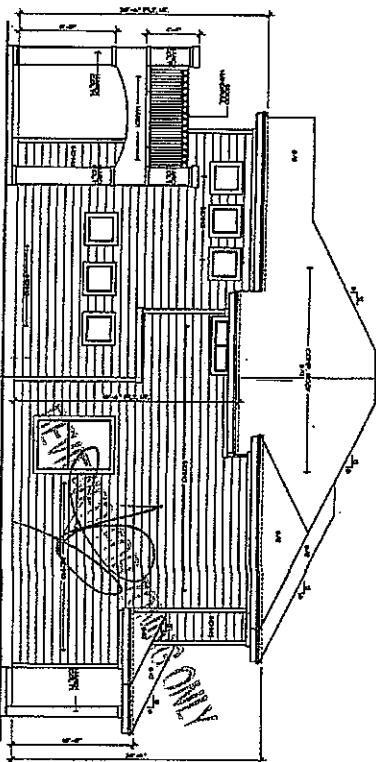
CABINET ELEVATIONS

1. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
2. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
3. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
4. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
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10. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
11. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
12. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
13. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
14. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
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19. SEE PLAN FOR LOCATION OF CABINET ELEVATIONS
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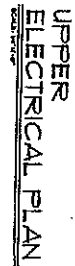
LEFT ELEVATION



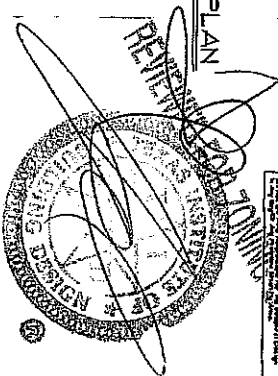
RIGHT ELEVATION



<p>JOHN C. DAME, SR. 1495 DATE 06/17/08</p>	<p>2206 EAST 14TH ST</p>	<p>DESIGN ORIGINALS of Texas home design center</p>	<p>DEVELOPSENSE INC. NICK NELSON</p>
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[illegible]

OFFICE CHIEF OF FBI
JUL 19 1968



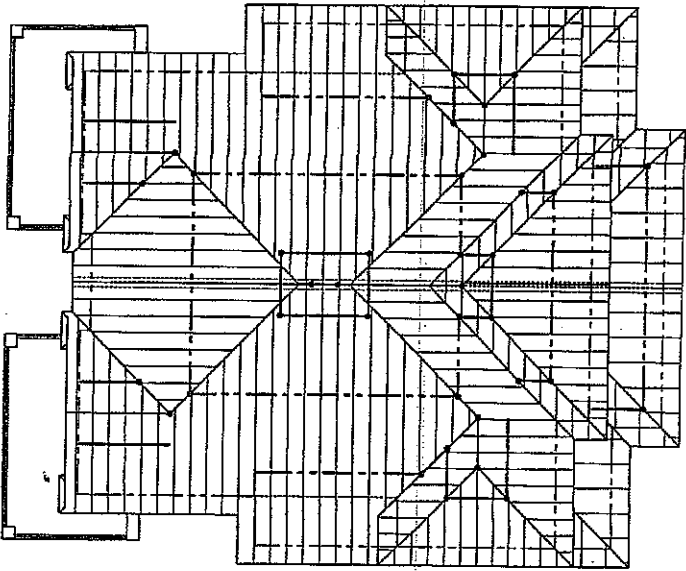
JAMES C. DUNN, JR., 4491
 DATE _____
 8 OF 12

DATE: 8-18-04
DRAWING BY: RCF

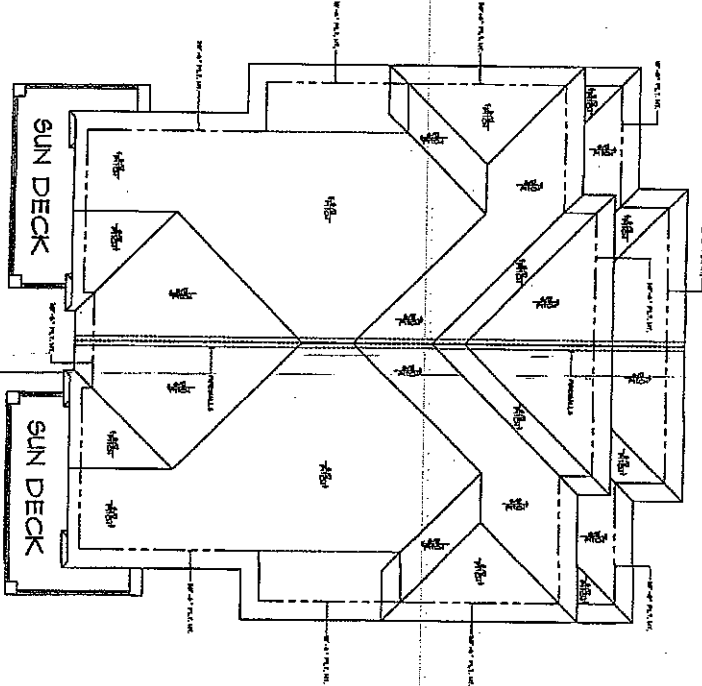
2206 EAST
14TH ST

DESIGN ORIGINALS of Texas
home design center

DEVELOPSENSE INC.
NICK NELSON



RAFTER PLAN



ROOF PLAN

ROOF FRAMING RIFAN CHARTS & NOTES

FRAMING CHARTS			
FRAMING CHARTS		FRAMING CHARTS	
Span	Spacing	Span	Spacing
12'-0"	16'-0"	12'-0"	16'-0"
12'-0"	12'-0"	12'-0"	12'-0"
12'-0"	8'-0"	12'-0"	8'-0"
12'-0"	6'-0"	12'-0"	6'-0"
12'-0"	4'-0"	12'-0"	4'-0"
12'-0"	3'-0"	12'-0"	3'-0"
12'-0"	2'-0"	12'-0"	2'-0"
12'-0"	1'-0"	12'-0"	1'-0"

NOTES:

1. All framing is to be done in accordance with the International Building Code (IBC) and the American Institute of Steel Construction (AISC).
2. All framing is to be done in accordance with the manufacturer's specifications.
3. All framing is to be done in accordance with the local building codes.
4. All framing is to be done in accordance with the engineer's specifications.

ROOF DETAIL NOTES

1. All framing is to be done in accordance with the International Building Code (IBC) and the American Institute of Steel Construction (AISC).

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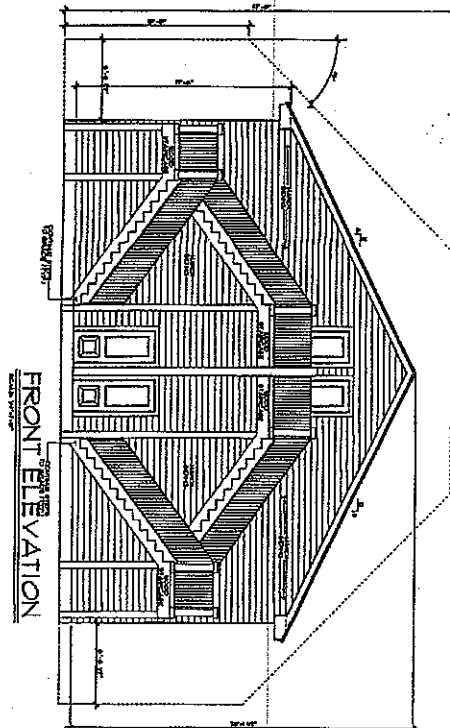
NICK NELSON
DATE: 06/19/08

RECEIVED FOR
NICK NELSON

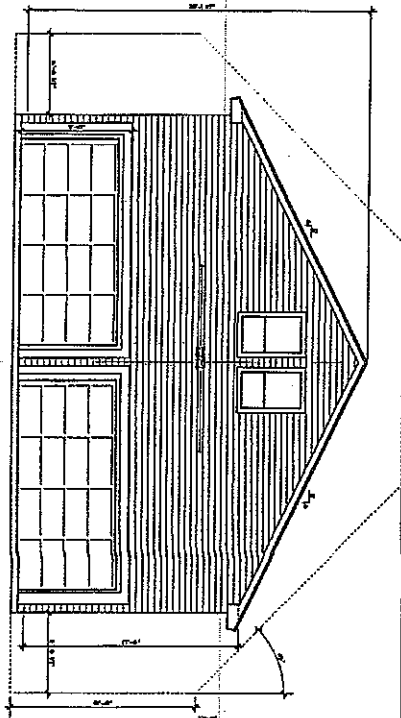
2206 EAST 14TH ST.

DESIGN ORIGINALS of Texas
home design center

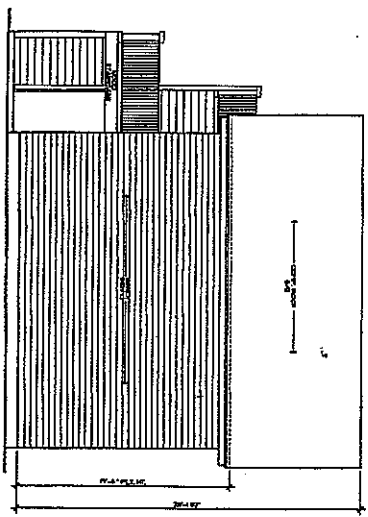
DEVELOPSENSE INC.
NICK NELSON



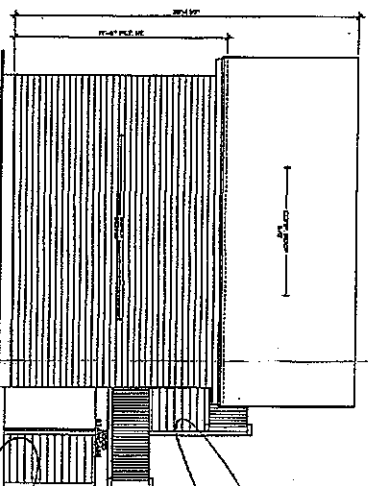
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

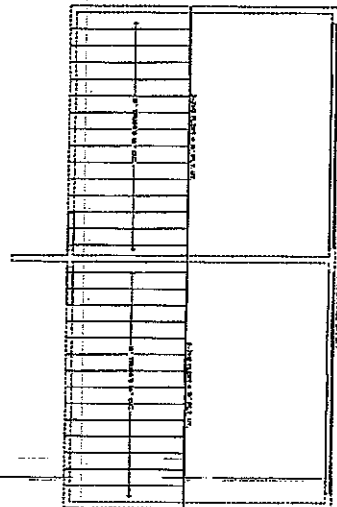
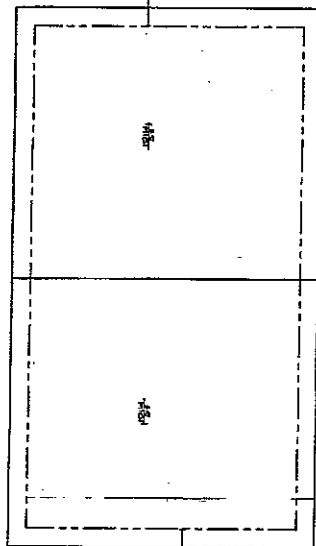
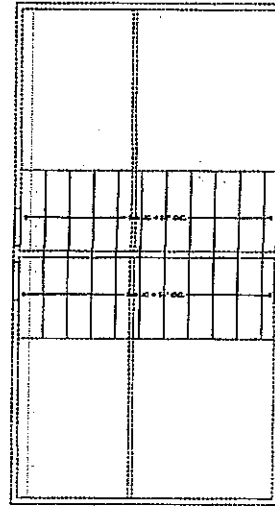
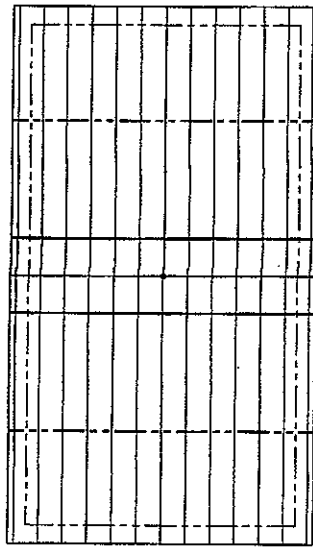


LEFT ELEVATION

RECEIVED
 JOHN C. DANF, SR.
 1/17/2012
 2206 EAST 14TH ST

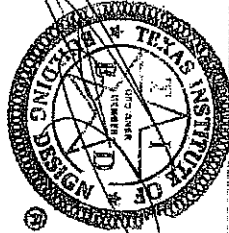
	<p>DATE: 1/17/2012 DRAWN BY: [Signature] CHECKED BY: [Signature]</p>	<p>2206 EAST 14TH ST</p>	<p>DESIGN ORIGINALS of Texas home design center</p>	<p>DEVELOPSENSE INC. NICK NELSON</p>
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NOT TO SCALE
 THIS DRAWING IS THE PROPERTY OF DEVELOPSENSE INC.
 IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DEVELOPSENSE INC.

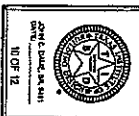


REVIEWED FOR ZONING

JOHN C. DAVIS, SR.
DATE 09/19/08



NOT TO SCALE
FOR INFORMATION ONLY
DO NOT CONSIDER THIS A FINAL DESIGN
FOR CONSTRUCTION

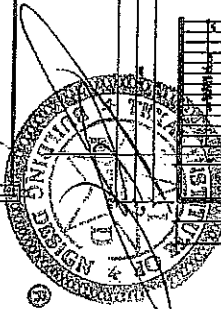
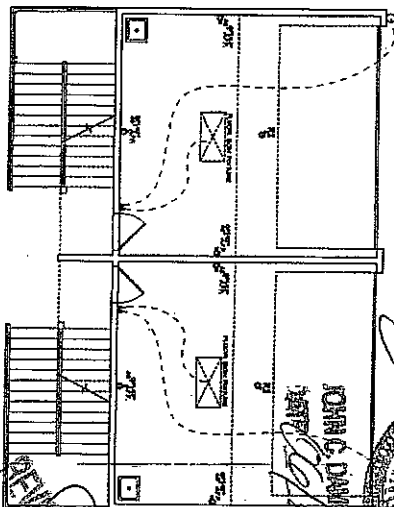
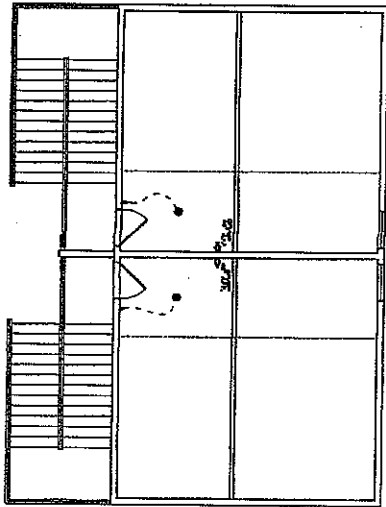
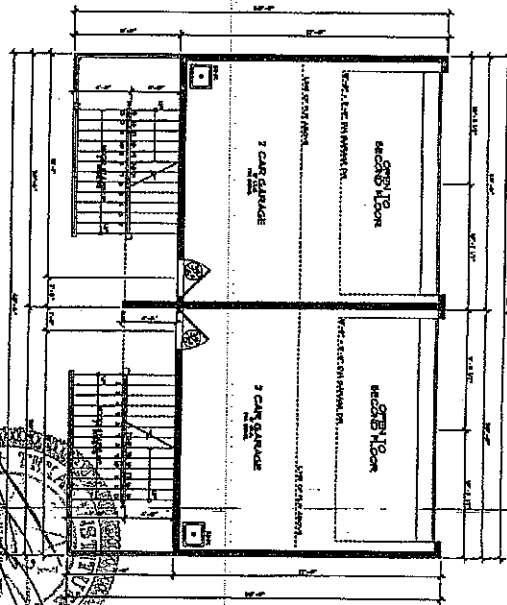
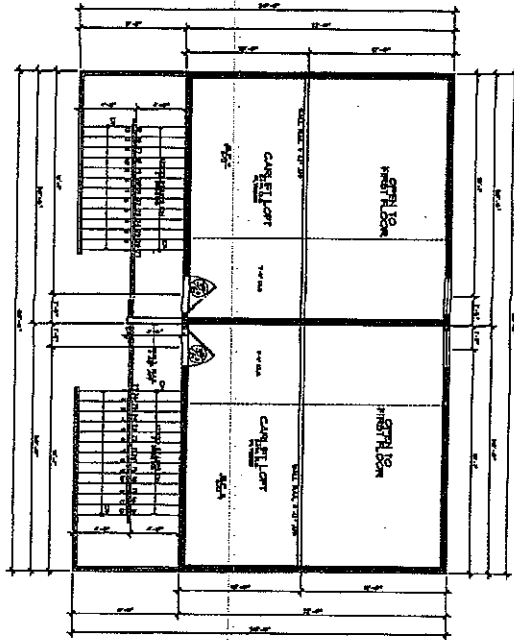


JOHN C. DAVIS, SR.
DATE 09/19/08
DRAWING NO. 08

206 EAST
14TH ST

DESIGN ORIGINALS of Texas
home design center

DEVELOPSENSE INC.
NICK NELSON



ELECTRICAL SYMBOL LEGEND

○	20 AMP CIRCUIT BREAKER
○	30 AMP CIRCUIT BREAKER
○	40 AMP CIRCUIT BREAKER
○	50 AMP CIRCUIT BREAKER
○	60 AMP CIRCUIT BREAKER
○	70 AMP CIRCUIT BREAKER
○	80 AMP CIRCUIT BREAKER
○	90 AMP CIRCUIT BREAKER
○	100 AMP CIRCUIT BREAKER
○	125 AMP CIRCUIT BREAKER
○	150 AMP CIRCUIT BREAKER
○	175 AMP CIRCUIT BREAKER
○	200 AMP CIRCUIT BREAKER
○	225 AMP CIRCUIT BREAKER
○	250 AMP CIRCUIT BREAKER
○	275 AMP CIRCUIT BREAKER
○	300 AMP CIRCUIT BREAKER
○	325 AMP CIRCUIT BREAKER
○	350 AMP CIRCUIT BREAKER
○	375 AMP CIRCUIT BREAKER
○	400 AMP CIRCUIT BREAKER
○	425 AMP CIRCUIT BREAKER
○	450 AMP CIRCUIT BREAKER
○	475 AMP CIRCUIT BREAKER
○	500 AMP CIRCUIT BREAKER
○	525 AMP CIRCUIT BREAKER
○	550 AMP CIRCUIT BREAKER
○	575 AMP CIRCUIT BREAKER
○	600 AMP CIRCUIT BREAKER
○	625 AMP CIRCUIT BREAKER
○	650 AMP CIRCUIT BREAKER
○	675 AMP CIRCUIT BREAKER
○	700 AMP CIRCUIT BREAKER
○	725 AMP CIRCUIT BREAKER
○	750 AMP CIRCUIT BREAKER
○	775 AMP CIRCUIT BREAKER
○	800 AMP CIRCUIT BREAKER
○	825 AMP CIRCUIT BREAKER
○	850 AMP CIRCUIT BREAKER
○	875 AMP CIRCUIT BREAKER
○	900 AMP CIRCUIT BREAKER
○	925 AMP CIRCUIT BREAKER
○	950 AMP CIRCUIT BREAKER
○	975 AMP CIRCUIT BREAKER
○	1000 AMP CIRCUIT BREAKER

NOTES:

1. All electrical work shall be in accordance with the National Electrical Code (NEC) and the Texas Electrical Code.
2. All electrical work shall be done in accordance with the manufacturer's instructions.
3. All electrical work shall be done in accordance with the local building codes.
4. All electrical work shall be done in accordance with the local fire codes.
5. All electrical work shall be done in accordance with the local health codes.
6. All electrical work shall be done in accordance with the local safety codes.
7. All electrical work shall be done in accordance with the local environmental codes.
8. All electrical work shall be done in accordance with the local zoning codes.
9. All electrical work shall be done in accordance with the local planning codes.
10. All electrical work shall be done in accordance with the local transportation codes.
11. All electrical work shall be done in accordance with the local utility codes.
12. All electrical work shall be done in accordance with the local telecommunications codes.
13. All electrical work shall be done in accordance with the local energy codes.
14. All electrical work shall be done in accordance with the local water codes.
15. All electrical work shall be done in accordance with the local sewer codes.
16. All electrical work shall be done in accordance with the local gas codes.
17. All electrical work shall be done in accordance with the local waste codes.
18. All electrical work shall be done in accordance with the local recycling codes.
19. All electrical work shall be done in accordance with the local conservation codes.
20. All electrical work shall be done in accordance with the local sustainability codes.

SYMBOL LEGEND

○	20 AMP CIRCUIT BREAKER
○	30 AMP CIRCUIT BREAKER
○	40 AMP CIRCUIT BREAKER
○	50 AMP CIRCUIT BREAKER
○	60 AMP CIRCUIT BREAKER
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○	300 AMP CIRCUIT BREAKER
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○	350 AMP CIRCUIT BREAKER
○	375 AMP CIRCUIT BREAKER
○	400 AMP CIRCUIT BREAKER
○	425 AMP CIRCUIT BREAKER
○	450 AMP CIRCUIT BREAKER
○	475 AMP CIRCUIT BREAKER
○	500 AMP CIRCUIT BREAKER
○	525 AMP CIRCUIT BREAKER
○	550 AMP CIRCUIT BREAKER
○	575 AMP CIRCUIT BREAKER
○	600 AMP CIRCUIT BREAKER
○	625 AMP CIRCUIT BREAKER
○	650 AMP CIRCUIT BREAKER
○	675 AMP CIRCUIT BREAKER
○	700 AMP CIRCUIT BREAKER
○	725 AMP CIRCUIT BREAKER
○	750 AMP CIRCUIT BREAKER
○	775 AMP CIRCUIT BREAKER
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○	975 AMP CIRCUIT BREAKER
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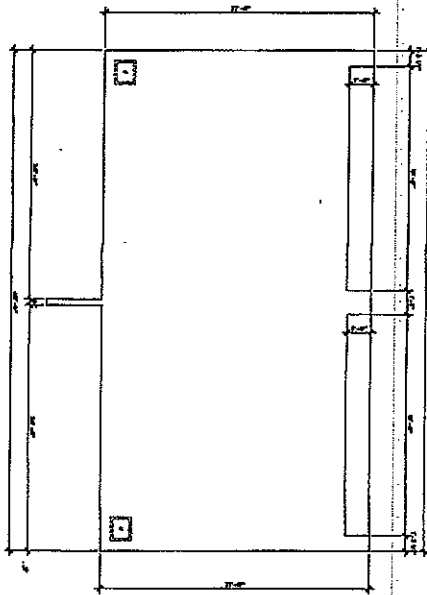
GARAGE PLAN

DESIGN ORIGINALS of Texas
home design center

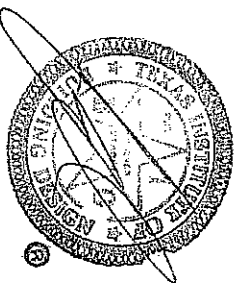
2206 EAST 14TH ST

DEVELOPSENSE INC.
NICK NELSON

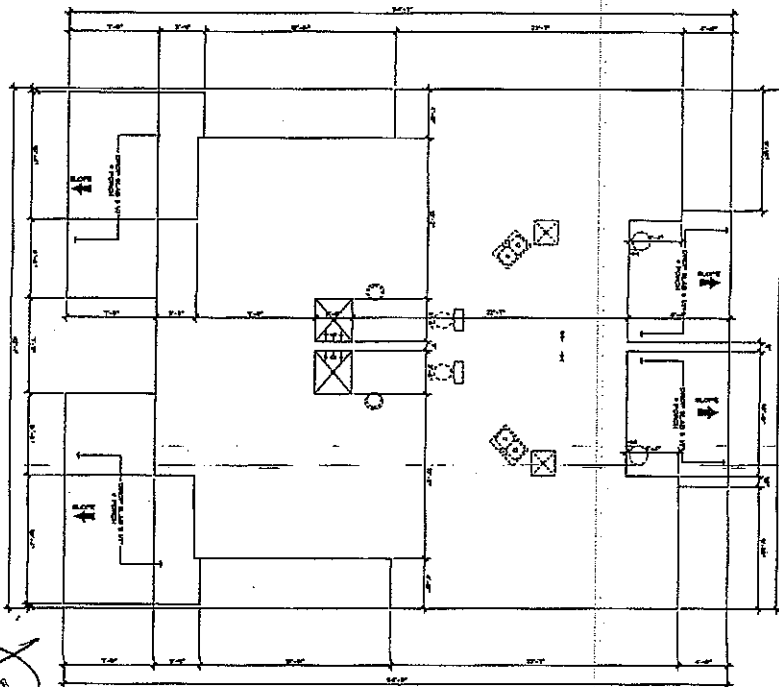
DATE: 09/12



GARAGE FORM-SETTING PLAN

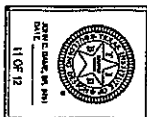


JOHN C. DAMS, SR. ARCH.
DATE 06/17/02



FORM-SETTING PLAN

REVIEWED FOR PLANNING ONLY



2206 EAST
14TH ST

DESIGN ORIGINALS of Texas
home design center

DEVELOPSENSE INC.
NICK NELSON

THIS PLAN IS THE PROPERTY OF DEVELOPSENSE INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DEVELOPSENSE INC. ANY VIOLATION OF THIS NOTICE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

1ST FLOOR



ONE STOP SHOP
505 Barton Springs

Austin Energy

Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9779 fax

Electric Service Planning Application (ESPA)

(Please Print or Type)

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Requestor's Name	<u>Developsense, Inc.</u>	Phone	<u>906-6757</u>
Address	<u>2206 E. 14th</u>		
Legal Description	_____ OR _____		
Lot	<u>4</u>	Block	<u>12</u>
Commercial/Residential? <u>Residential</u>			
Who is your electrical service provider? <u>AE</u> or Other _____			

Service Main Size	_____ (amps)	Service Conductor	_____ (type & size)
AE Service Length	_____ (ft.)	Number of Meters?	_____ Multi-Fuel Y N
Overhead/Underground?	<u>Overhead</u>	Voltage	<input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Total Square Footage	_____	New service or upgrade or temporary	
Largest A/C unit	_____ (Tons)	OR LRA of Largest A/C Unit	_____ (amps)
Electric Heating	_____ (kW)	Other	_____ (kW)

Comments: New duplex with detached garages

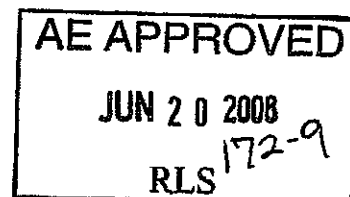
ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Date _____
(Remarks on back) Phone 974-2632

Application expires 180 days after date of Approval

Revised by Austin Energy 12/11/07

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.





CITY OF AUSTIN
Neighborhood Planning and Zoning Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

RECEIVED

APR 30 2008

NPZD/CHPO

Reissued - 2009-004826 PD 1-23-09

BP- PR-08-28248-AP NRD- HDP-08-0259
REFERRED BY: Bryan Walker NRHD:
☒ RELEASE PERMIT 2008-042904 Ca. 1922
☐ DO NOT RELEASE PERMIT 6-6 6/5/08 1922
☐ PENDING HLC REVIEW- Steve Sadewy 6-4-08 STORY.
Historic Preservation Officer Date

A ☒ TOTAL or ☐ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex
or ☐ Other Located at: 2206 E 14TH STREET

INSPECTIONS ARE REQUIRED FOR ALL DEMOLITION PROJECTS
PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)
the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

Applicant's Company Name: <u>Developsense, Inc.</u>	Owner's Company Name: <u>2206 E 14th, LLC.</u>
Applicant: <u>Nick Nelson GC</u>	Owner's Name: <u>13187 Hwy 183</u>
Address: <u>Po Box 92031</u>	Address: <u>Austin TX 78750</u>
City: <u>Austin</u>	City:
State: <u>tx</u> ZIP: <u>78709</u>	State: <u>TX</u> ZIP: <u>78750</u>
Phone: <u>(512)906-6757</u> Fax: <u>(512)532-0916</u>	Phone: <u>(512)331-8881</u> Fax: <u>(512)331-8882</u>
E-mail: <u>buildingaustin@gmail.com</u>	E-mail: <u>[REDACTED]</u>

Please submit the following to complete this application:

- ☒ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
- ☒ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473
Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☒ Photographs showing the structure(s) or portion of the structure(s) proposed for demolition.
Digital photographs are acceptable
- ☒ \$25 Fee per application for Historic Preservation Office Review

IMPORTANT: Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit. Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.



CITY OF AUSTIN
Neighborhood Planning and Zoning Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

RECEIVED
APR 30 2008
NPZD/CHPO

BP- _____	PR- <u>18248-20</u>	NRD- _____	HDP- <u>08 0259</u>
REFERRED BY: <u>Bryan Walker</u>	NRHD: _____		
<input type="checkbox"/> RELEASE PERMIT	Ca. <u>1922</u>		
<input type="checkbox"/> DO NOT RELEASE PERMIT	<u>1922</u>		
<input type="checkbox"/> PENDING HLC REVIEW- _____	<u>51224</u>		
Historic Preservation Officer		Date	

A ☒ TOTAL or ☐ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex
or ☐ Other Located at: 2206 E 14TH STREET

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Applicant: <u>Nick Nelson</u>	Owner's Name: <u>13187 Hwy 183</u>
Address: <u>Po Box 92031</u>	Address: <u>Austin TX 78750</u>
City: <u>Austin</u>	City: _____
State: <u>tx</u> ZIP: <u>78709</u>	State: <u>TX</u> ZIP: <u>78750</u>
Phone: <u>(512)906-6757</u> Fax: <u>(512)532-0916</u>	Phone: <u>(512) 331-8881</u> Fax: <u>(512) 331-8882</u>
E-mail: <u>buildingaustin@gmail.com</u>	E-mail: _____

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RESIDENTIAL DEMOLITION PERMIT APPLICATION

PAGE 2

- ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center 974-7180, or at
- ☒ No ☐ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
- ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? "If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at

CERTIFICATION

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review.

☒ I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☐ As owner(s) of the above described property, I/we hereby file as the Applicant for the processing and presentation of this request. I/we shall be the principal contact with the City in processing this application.

Owner's Signature

Date

Owner's Signature

Date

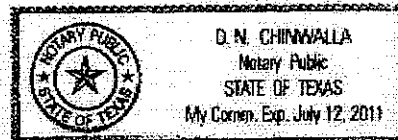
1st Owner's Printed Name

2nd Owner's Printed Name

Sworn and subscribed before me this 15th day of April, 2008

Notary Public in and for the State of Texas

My commission expires on: 07.12.2011



I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25.11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Applicant's Signature

Date

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 612521

ACCOUNT NUMBER: [REDACTED]

PROPERTY OWNER:

2206 E 14TH STREET LLC
% WALTER CAPITAL FUNDING LLC
600 ROUND ROCK WEST DR STE 601
ROUND ROCK, TX 78681

PROPERTY DESCRIPTION:

LOT 4 BLK 12 OLT 34 DIVISION B

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 2206 E 14 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2007	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2007 \$2,371.93

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2007 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/20/2008

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

BECKS printed on 03/20/2008 @ 11:55:26:17

Page# 1

Waterloo Surveyors Inc. **SURVEY PLAT**

J11765T

OWNER:
GERTIE M. ROBINSON

ADDRESS:
2206 EAST 14TH STREET

LEGAL DESCRIPTION:
LOT 4, BLOCK 12, SUBDIVISION OUT OF OUTLOT
NO. 34, DIVISION "B", IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 1,
PAGE 42A, PLAT RECORDS, TRAVIS COUNTY,
TEXAS.

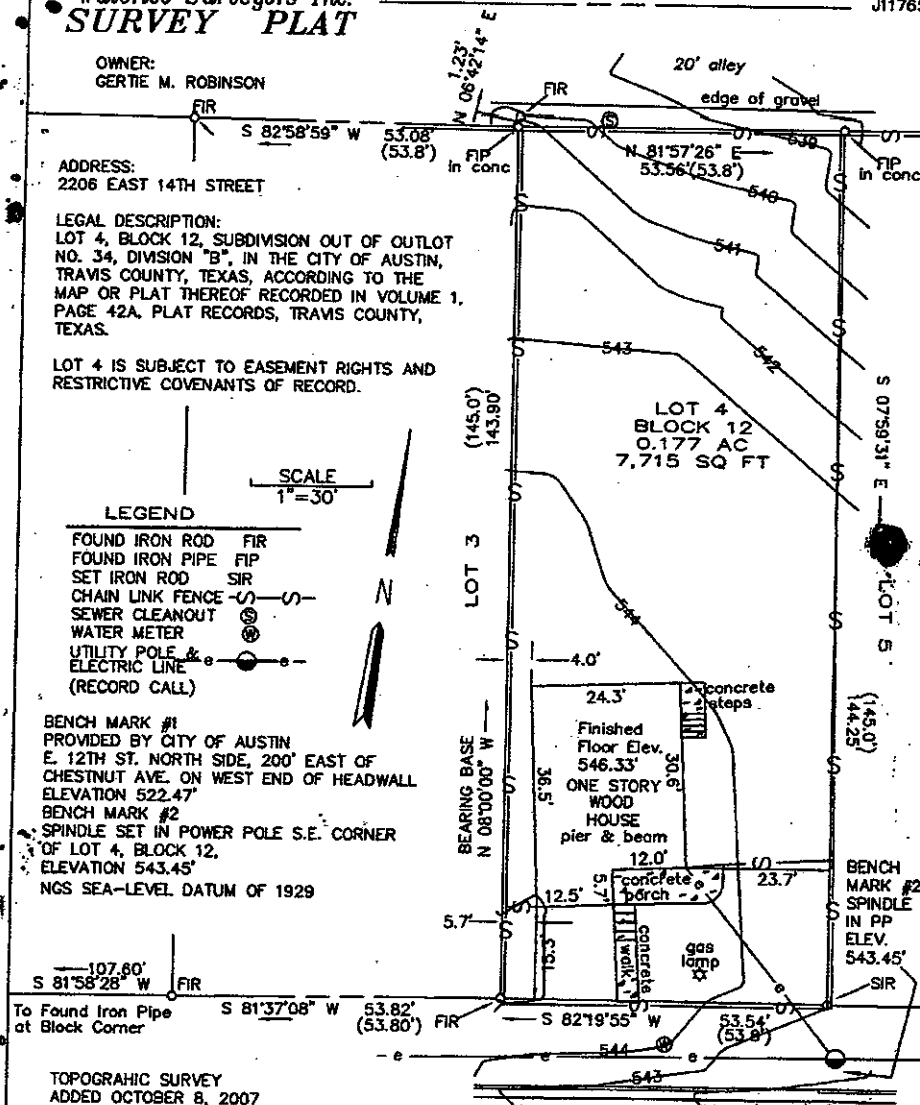
LOT 4 IS SUBJECT TO EASEMENT RIGHTS AND
RESTRICTIVE COVENANTS OF RECORD.

LEGEND

FOUND IRON ROD FIR
FOUND IRON PIPE FIP
SET IRON ROD SIR
CHAIN LINK FENCE -S-S-
SEWER CLEANOUT (S)
WATER METER (W)
UTILITY POLE & (P)
ELECTRIC LINE (E)
(RECORD CALL)

BENCH MARK #1
PROVIDED BY CITY OF AUSTIN
E. 12TH ST. NORTH SIDE, 200' EAST OF
CHESTNUT AVE. ON WEST END OF HEADWALL
ELEVATION 522.47'
BENCH MARK #2
SPINDLE SET IN POWER POLE S.E. CORNER
OF LOT 4, BLOCK 12.
ELEVATION 543.45'
NGS SEA-LEVEL DATUM OF 1929

SCALE
1"=30'



TOPOGRAPHIC SURVEY
ADDED OCTOBER 8, 2007

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category 1B Condition II Survey.

Dated this the 26TH day of SEPTEMBER, 2007

And I certify that the property shown hereon IS NOT within a special flood
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood
hazard boundary map revised as per Map Number: 48453C0165 E

Zone: X Dated: JUNE 16, 1993

© Copyright 2007

Thomas P. Dixon R.P.L.S. 4324

625 Industrial Boulevard, Austin, Texas 78745 Phone: 481-9602

File Data Search Edit Actions Reports Window Help



Folder | Property (1) | People (1) | Info (58) | Fee/Charge | Process (3) | Document (8) | Comment | Attachment

Folder #	Ref. #	In Date	Issued	Status	Folder Name	Folder Description
2008 025427 000 00 EP	2008-025427 E	04/09/2008	08/11/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025427 000 00 BP	2008-025427 B	04/09/2008	04/16/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025427 000 00 MP	2008-025427 M	04/09/2008	10/02/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025427 000 00 PP	2008-025427 P	04/09/2008	04/24/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025428 000 00 EP	2008-025428 E	04/09/2008	01/15/2009	On Hold	2206 E 14TH ST	new detached garage for duplex - seperater
2008 025428 000 00 BP	2008-025428 B	04/09/2008	04/16/2008	Expired	2206 E 14TH ST	new detached garage for duplex - seperater
2008 028248 RD 00 PR	2008-028248 P	04/18/2008	06/04/2008	Approved	2206 E 14TH ST	Demolish a circa 1922, 792 square foot 1 stc
2008 042904 000 00 BP	2008-042904 B	06/04/2008	06/05/2008	VOID	2206 E 14TH ST	Demolish a circa 1922, 792 square foot 1 stc
2008 071249 000 00 W		09/09/2008	12/01/2008	Active	2206 E 14TH ST	
2008 072101 W 00 W		09/11/2008	12/01/2008	Active	2206 E 14TH ST	
2008 093017 000 00 W		12/01/2008	12/01/2008	Active	2206 E 14TH ST Unit B	
2008 094163 000 00 EX	2008-094163 E	12/04/2008	12/04/2008	Closed	AWU - 14th St E 2206 water sv	Street cut 4 feet x 30 feet Curb cut 2 feet x
2009 000289 000 00 EX	2009-000289 E	01/05/2009	01/06/2009	Closed	TGS - 14TH ST E 2206	- NEW/NEW SERVICE. EXCAVATION ONE 45FT >
2009 003169 000 00 EX	2009-003169 E	01/16/2009	01/21/2009	Admin Close	TGS - 14TH ST E 2206	- NEW/NEW SERVICE. ALL WORK BEHIND THE
2009 004826 RD 00 PR	2008-028248 P	01/23/2009	01/23/2009	Approved	2206 E 14TH ST	Re-permitting for previous demolition permit
2009 004836 000 00 BP	2009-004836 B	01/23/2009	01/23/2009	Final	2206 E 14TH ST	Re-permitting for previous demolition permit
2009 032648 000 00 CC		04/16/2009		Active	2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER
2009 033337 000 00 CV		04/17/2009		Active	2206 E 14TH ST	CONTRACTOR WORKING WITHOUT PER
2009 046382 000 00 CL		05/11/2009		Closed	CT#56237537 - 2206 E 14TH S	CONTRACTOR WORKING WITHOUT PER
2009 078450 RM 00 PR		07/15/2009		Rejected	2206 E 14TH ST	remodel existing 1 sty metal siding garage to
2009 082907 000 00 CL		07/27/2009		Closed	CT#56237536 - 2206 E 14TH S	CONTRACTOR WORKING WITHOUT PER
2010 000093 C15 00 BA	C15-2010-0097	08/13/2010		Hearing Schedu	2206 E 14TH ST	
2010 028423 000 00 CR		04/05/2010	04/05/2010	Closed	2206 E 14TH ST Unit B	Report from Dora Fogle, the the State of Tex

List View Related View

Copy Create Child Review Issue/Approve Print Re-Default Email GIS Summary Process Activity

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Pull Info From GIS

26 Rows Returned

Ready

Start | Internet Ex... | Inbox - Microso... | 2010 Sept - Mic... | AMANDA 4.4.2... | Windows Task... | Desktop | 11:12 AM

Demolish History

2/2



Folder | Property (1) | People (1) | Info (58) | Fee/Charge | Process (3) | Document (8) | Comment | Attachment

Folder #	Ref. #	In Date	Issued	Status	Folder Name	Folder Description
1935 3019E WTS 00 W	3019E	08/03/1935	08/03/1935	Expired	PIER Migration Water Tap - 22	
1944 18861A STS 00 W	18861A	04/18/1944	04/18/1944	Expired	PIER Migration Sewer Tap - 22	
2007 170240 R1 PR	2007-170240 P1	12/07/2007	06/20/2008	Revision Appro	2206 E 14TH ST	new two story duplex with covered patios, be
2008 025427 000 00 EP	2008-025427 E1	04/09/2008	08/11/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025427 000 00 BP	2008-025427 B1	04/09/2008	04/16/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025427 000 00 MP	2008-025427 M1	04/09/2008	10/02/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025427 000 00 PP	2008-025427 P1	04/09/2008	04/24/2008	Final	2206 E 14TH ST	new two story duplex with covered patio and
2008 025428 000 00 EP	2008-025428 E1	04/09/2008	01/15/2009	On Hold	2206 E 14TH ST	new detached garage for duplex - seperated
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2008 028248 RD 00 PR	2008-028248 P1	04/18/2008	06/04/2008	Approved	2206 E 14TH ST	Demolish a circa 1922, 792 square foot, 1 st
2008 042904 000 00 BP	2008-042904 B1	06/04/2008	06/05/2008	VOID	2206 E 14TH ST	Demolish a circa 1922, 792 square foot, 1 st
2008 071249 000 00 W		09/09/2008	12/01/2008	Active	2206 E 14TH ST	
2008 072101 W 00 W		09/11/2008	12/01/2008	Active	2206 E 14TH ST	
2008 093017 000 00 W		12/01/2008	12/01/2008	Active	2206 E 14TH ST Unit B	
2008 094163 000 00 EX	2008-094163 E1	12/04/2008	12/04/2008	Closed	AWU - 14th St E 2206 water sv	Street cut: 4 feet x 30 feet Curb cut: 2 feet x
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2009 078450 RM 00 PR		07/15/2009		Rejected	2206 E 14TH ST	remodel existing 1 sty metal siding garage tr

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Ready

Demolition History

1/2

CITY OF AUSTIN 08-025428
4-16-08
RESIDENTIAL PERMIT APPLICATION "A"
08-025428
4-16-08

BP Number PR-07-170240-R

Building Permit No.

Plat No.

Date 12/14/07

Reviewer

PRIMARY PROJECT DATA

Service Address 2206 E. 14th St, Austin TX

Tax Parcel No.

Legal Description

Lot 4 Block 12 Subdivision OUT OF LOT #34, DIVISION B Section Phase

If in a Planned Unit Development, provide Name and Case No.

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

XX New Residence

XX Duplex

XX Garage attached XX detached

Carport attached detached

Pool

Remodel (specify)

Addition (specify)

Other (specify)

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building 31'-7 3/4" ft. # of floors 2-11 ft. Height of Other structure(s) 29'-11 1/2" ft. # of floors 2

- Does this site currently have water and wastewater availability? XX Yes No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? Yes XX No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? Yes XX No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes XX No

Does this site front a paved street? XX Yes No A paved alley? XX Yes No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? XX Yes No

VALUATIONS FOR
REMODELS ONLY

Building \$
Electrical \$
Mechanical \$
Plumbing \$
Driveway/
Sidewalk \$
TOTAL \$
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY

Lot Size 7717 sq. ft. 7801 171 840
Job Valuation - Principal Building 9257
(Labor and materials)
Job Valuation - Other Structure(s) \$ 2160
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)

\$ 225,000
(Labor and materials)

PERMIT FEES

Duplex (For office use only) Garage

NEW ADDITIONS REMODELS
Building \$ 330 + \$ 82 = 412
Electrical \$ 219 + \$ 47 = 266
Mechanical \$ 134 \$
Plumbing \$ 144 \$
Driveway
& Sidewalk \$ \$
TOTAL \$ 813 \$

OWNER / BUILDER INFORMATION

OWNER Name JEFF DAVIS LEWIS Telephone (c) _____
BUILDER Company Name DEVELOPSENSE Telephone 535 3953 office
Contact/Applicant's Name NICK NELSON Pager 906 6757 cell
DRIVEWAY/
SIDEWALK Contractor Telephone _____
CERTIFICATE Name JAY DUPONT Telephone 512 766 879
OF Address 818 MORROW ST. City AUSTIN ST TX ZIP 78757
OCCUPANCY

If you would like to be notified when your application is approved, please select the method:

xx telephone e-mail:

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE _____

DATE 2-14-08

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 39828

confirmed JPB

Rejection Notes/Additional Comments (for office use only):

4/9/08.

1 General Articulation Not Met. — CHANGED BY DESIGNER 4/9/08

2 Wall @ Garage Cannot Exceed 8'-0" w/o Lateral

CHANGED BY DESIGNER.

4/9/08

ALL CONDITIONS met, okay for permit. JPB 4/9/08

JPB.

Service Address _____

Applicant's Signature _____

Date _____

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New	
		Side A	Side B
a. 1 st floor conditioned area	sq.ft.	724 sq.ft. <u>1448</u>	724 sq.ft.
b. 2 nd floor conditioned area	sq.ft.	752 sq.ft. <u>1504</u>	752 sq.ft.
c. 3 rd floor conditioned area	sq.ft.		
d. Basement	sq.ft.	N/A	N/A
e. Garage / Carport	sq.ft.		
<u> </u> attached	sq.ft.		
<u>XX</u> detached	sq.ft.		
f. Wood decks [must be counted at 100%]	sq.ft.	443 sq.ft. <u>886</u>	443 sq.ft.
g. Breezeways	sq.ft.	N/A <u>(250)</u>	N/A
h. Covered patios	sq.ft.	N/A	N/A
i. Covered porches	sq.ft.	219 sq.ft. <u>438</u>	219 sq.ft.
j. Balconies	sq.ft.		
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	104 <u>208</u>	104
l. Other building or covered area(s)	sq.ft.	N/A	N/A
Specify _____	sq.ft.		

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 41734
A+B= ~~4484~~ sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

382 2980 sq.ft. on lot
38.6 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2980	sq.ft.
b. Driveway area on private property	286	sq.ft.
c. Sidewalk / walkways on private property	64	sq.ft.
d. Uncovered patios	n/a	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	<u>250/2 = 125</u>	sq.ft.
f. Air conditioner pads	16	sq.ft.
g. Concrete decks	n/a	sq.ft.
h. Other (specify) _____	n/a	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3471 sq.ft. ✓
44.9 % of lot

44.570

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 2206 E. 14TH ST., AUSTIN, TX 78702

Applicant's Signature [Signature]

Date 2-14-08

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New
		SIDE A SIDE B
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq.ft. <u>1107</u>	<u>1448</u> sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft. <u>48</u>	<u>96</u> sq.ft.
c. TOTAL (add a and b above)	sq.ft. <u>1215</u>	<u>1215</u> sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft. <u>752</u>	<u>752</u> sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft. <u>752</u>	<u>752</u> sq.ft.
f. TOTAL (add d and e above)		<u>1504</u>
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft. _____	sq.ft. _____
h. 3 rd floor area with ceiling height > 15 feet	sq.ft. _____	sq.ft. _____
i. TOTAL (add g and h above)	sq.ft. _____	sq.ft. _____
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft. _____	sq.ft. _____
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement) —	sq.ft. _____	sq.ft. <u>0</u>
l. XX detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft. <u>445</u>	<u>445</u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq.ft. _____	sq.ft. _____
VII. TOTAL	sq.ft. <u>1517</u>	<u>3048</u> sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>1517 + 3031 = 4548 sq. ft.</u>
GROSS AREA OF LOT	<u>7717 sq. ft.</u>
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>39.3 % sq. ft.</u>

39.19%

If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.



ONE STOP SHOP
505 Barton Springs

Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9779 fax

Austin Energy

Electric Service Planning Application (ESPA)

(Please Print or Type)

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Requestor's Name	JAY DUPONT	Phone	716 6879
Address	2206 E. 14TH ST. AUSTIN, TX 78702 OR		
Legal Description	LOT 4 BLOCK 12, SUBDIVISION OUT OF LOT NO. 34, DIV. "B" PER. V. 1 Pg. 42A		
Lot	4	Block	12 Commercial/Residential? R
Who is your electrical service provider? <input checked="" type="radio"/> AE or Other			

Service Main Size		(amps)	Service Conductor		(type & size)
AE Service Length		(ft.)	Number of Meters?		Multi-Fuel Y N
Overhead/Underground?		Voltage	RF	<input checked="" type="checkbox"/> Single-phase (1Ø)	<input type="checkbox"/> Three-phase (3Ø)
Total Square Footage		New service or upgrade or temporary			
Largest A/C unit		(Tons)	OR LRA of Largest A/C Unit		(amps)
Electric Heating		(kW)	Other		(kW)

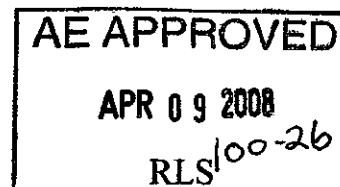
Comments: New Duplex

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Date _____
(Remarks on back) Phone 974-2632

Application expires 180 days after date of Approval

Revised by Austin Energy 12/11/07



Waterloo Surveyors Inc. **SURVEY PLAT**

J11765T

OWNER:
GERTIE M. ROBINSON

ADDRESS:
2206 EAST 14TH STREET

LEGAL DESCRIPTION:
LOT 4, BLOCK 12, SUBDIVISION OUT OF OUTLOT
NO. 34, DIVISION "B", IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 1,
PAGE 42A, PLAT RECORDS, TRAVIS COUNTY,
TEXAS.

LOT 4 IS SUBJECT TO EASEMENT RIGHTS AND
RESTRICTIVE COVENANTS OF RECORD.

SCALE
1"=30'

LEGEND

FOUND IRON ROD FIR
FOUND IRON PIPE FIP
SET IRON ROD SIR
CHAIN LINK FENCE -O-O-
SEWER CLEANOUT (S)
WATER METER (W)
UTILITY POLE & ELECTRIC LINE (P)
(RECORD CALL)

BENCH MARK #1
PROVIDED BY CITY OF AUSTIN
E. 12TH ST. NORTH SIDE, 200' EAST OF
CHESTNUT AVE. ON WEST END OF HEADWALL
ELEVATION 522.47'
BENCH MARK #2
SPINDLE SET IN POWER POLE S.E. CORNER
OF LOT 4, BLOCK 12,
ELEVATION 543.45'
NGS SEA-LEVEL DATUM OF 1929

107.60'
S 81°58'28" W
To Found Iron Pipe
at Block Corner

TOPOGRAPHIC SURVEY
ADDED OCTOBER 8, 2007

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the
property legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category 1B Condition II Survey.

Dated this the 26TH day of SEPTEMBER 2007

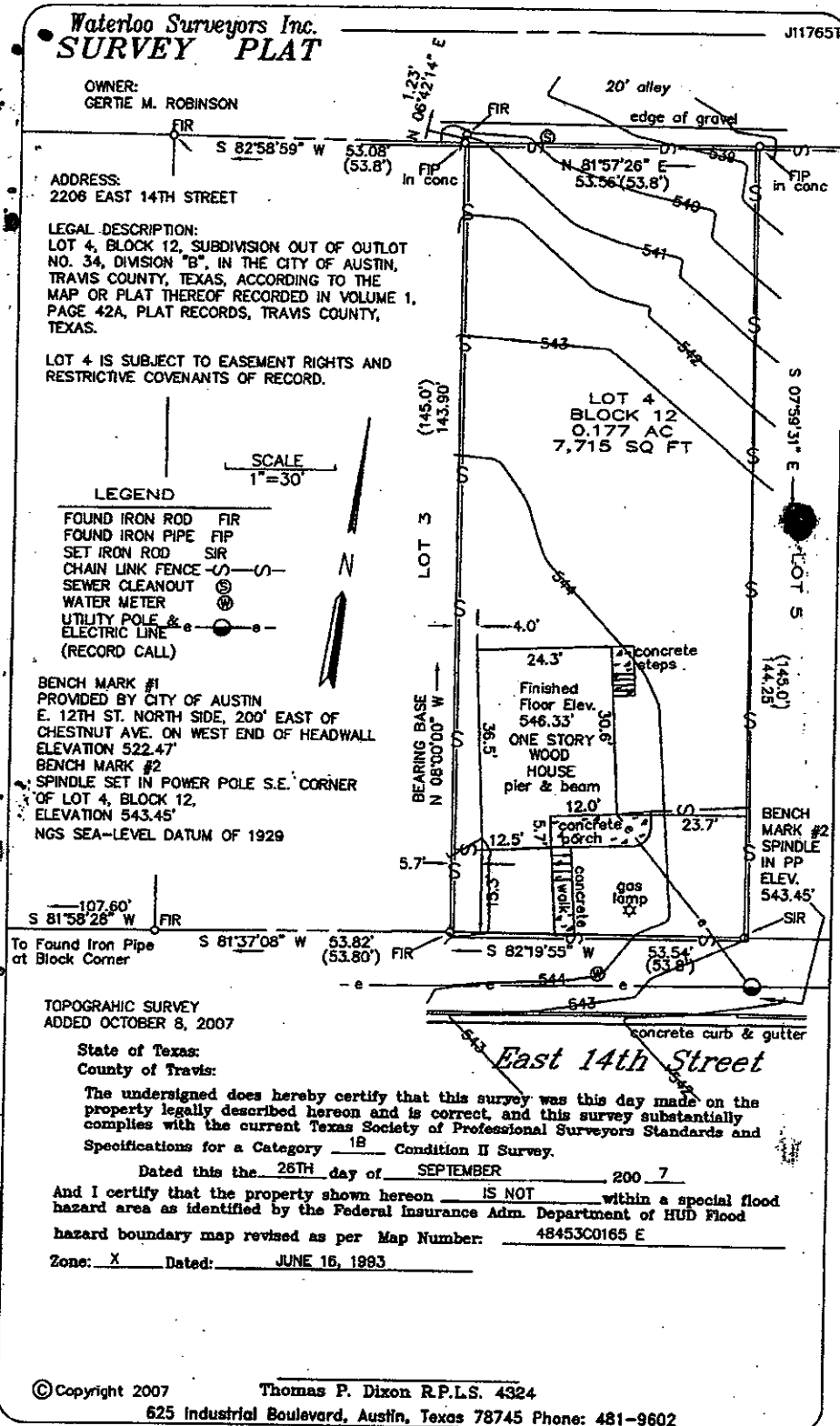
And I certify that the property shown hereon IS NOT within a special flood
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood
hazard boundary map revised as per Map Number: 48453C0165 E

Zone: X Dated: JUNE 16, 1993

© Copyright 2007

Thomas P. Dixon R.P.L.S. 4324

625 Industrial Boulevard, Austin, Texas 78745 Phone: 481-9602



AO.01

GENERAL NOTES



J SQUARE ARCHITECTURE
3000 E. 14th Street
Austin, TX 78702
512.452.1111
www.j-square-architect.com

ISSUED FOR PERMIT AND REGULATORY APPROVAL

THIS DRAWING IS THE PROPERTY OF J SQUARE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF J SQUARE ARCHITECTURE.

PROJECT NAME: 2008 East 14th Street
Address: 1717802
Town: County

First Floor Plan

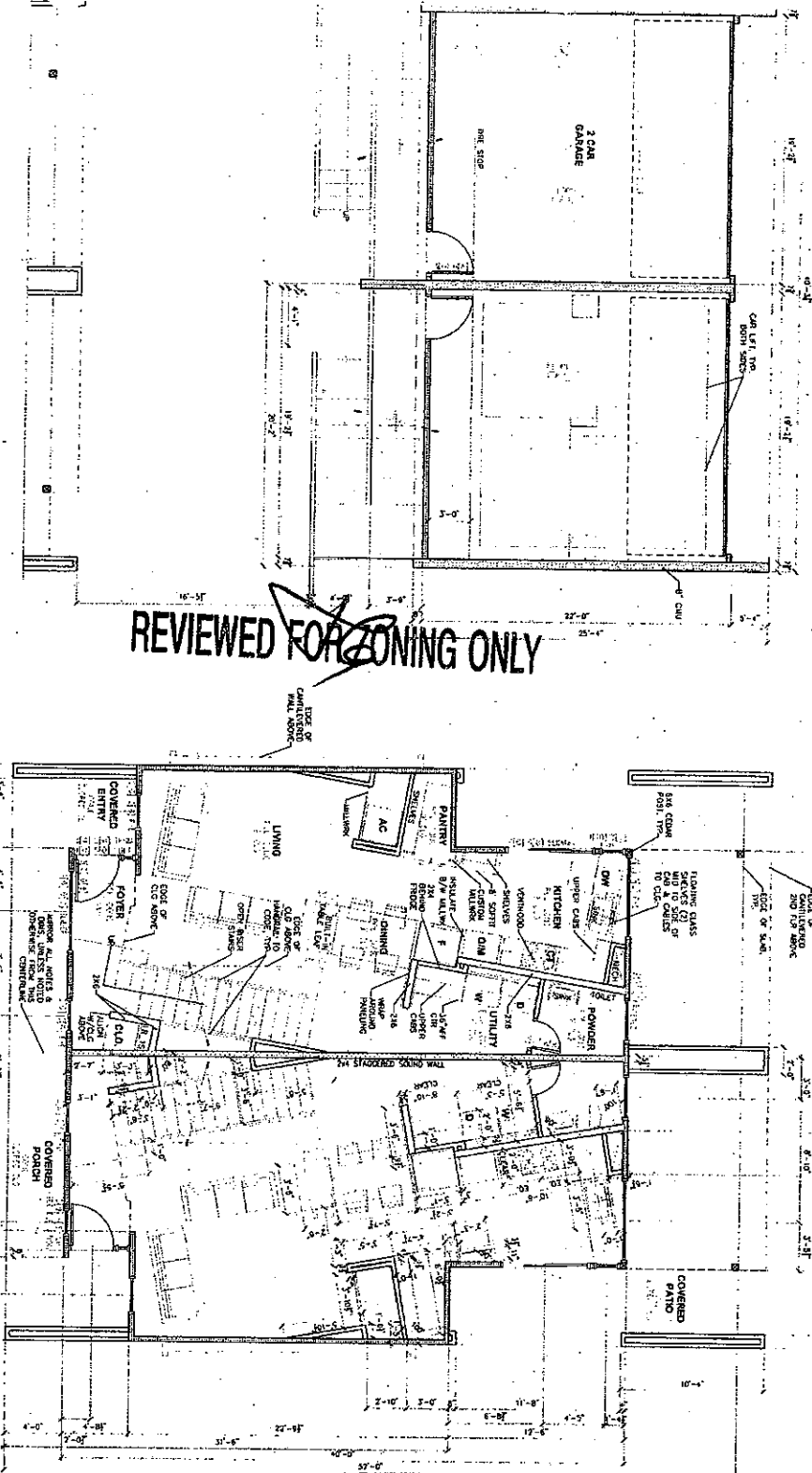
DATE: 11/15/2008
SCALE: AS NOTED

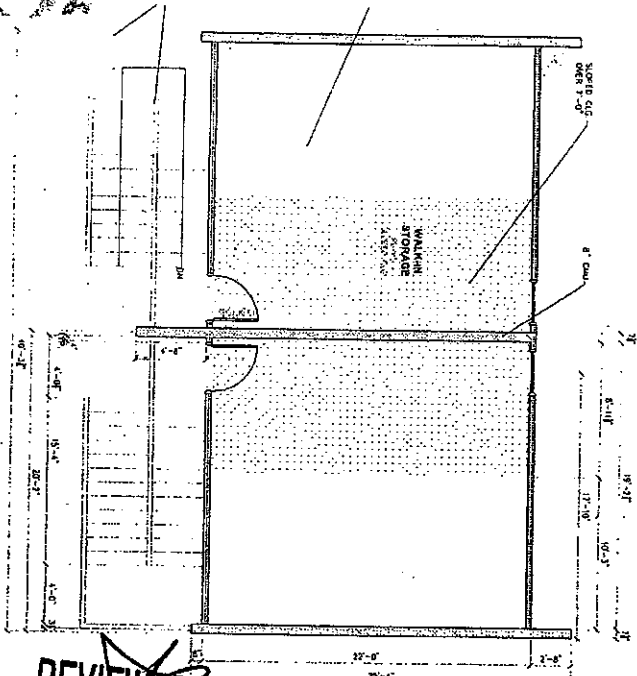
J SQUARE ARCHITECTURE DOES HEREBY DEMONSTRATE AND WARRANT TO THE BEST OF ITS KNOWLEDGE AND BELIEF THAT THESE PLANS COMPLY OR EXCEED THE REQUIREMENTS OF SUBCHAPTER F OF THE CITY CODE OF AUSTIN.



2 First Floor Plan (Garage)

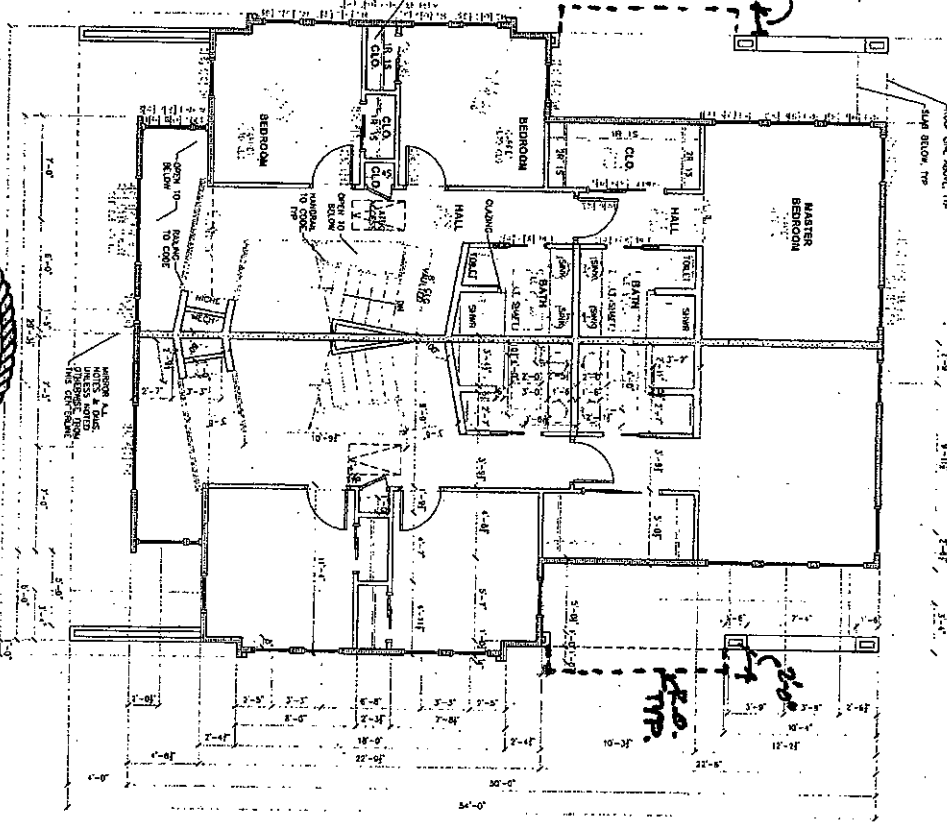
REVIEWED FOR ZONING ONLY





2 Add Floor Plan (Garage)

REVIEWED FOR ZONING ONLY



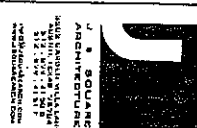
1 Second Floor Plan



12 Feb 08
 I, Claire Marie U. Walcott, Registered Architect, State of Texas, No. 19903, do hereby certify that the above is a true and correct copy of the original design and construction documents for the project described herein, and that I am the author of the same.

GENERAL NOTES

ISSUED FOR PERMIT AND REGULATORY APPROVAL



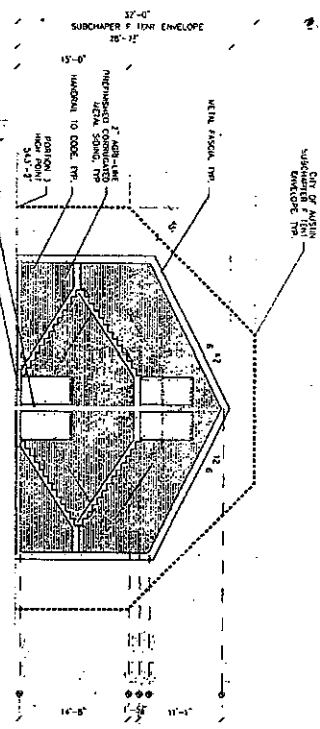
100% SERVICES PROVIDED
 2008 E. 14th Street
 Austin, TX 78702
 Tel: 512.452.1177
 Fax: 512.452.1178
 www.jsquirearchitecture.com

Second Floor Plan

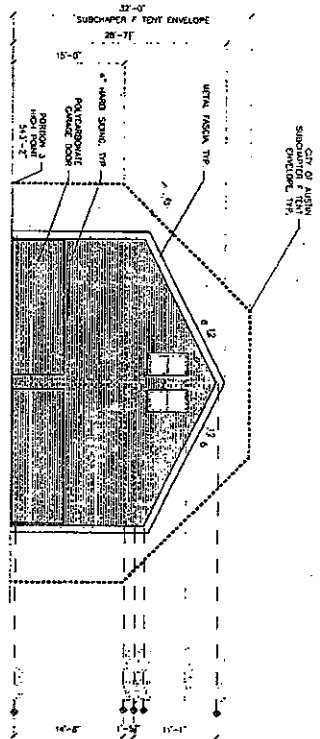
DATE: 11 FEBRUARY 2008

SCALE: AS SHOWN

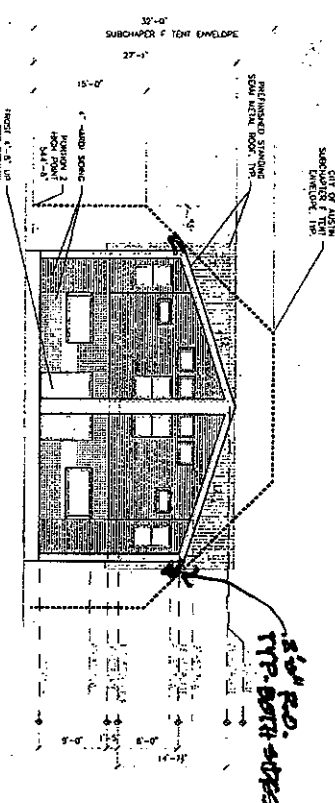
A1.02



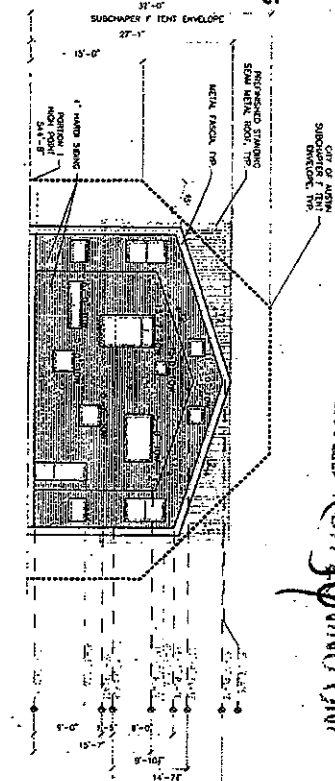
5 North Elevation (Range)



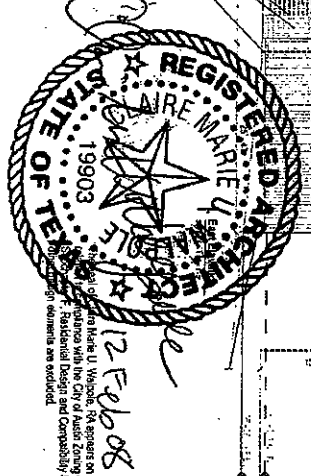
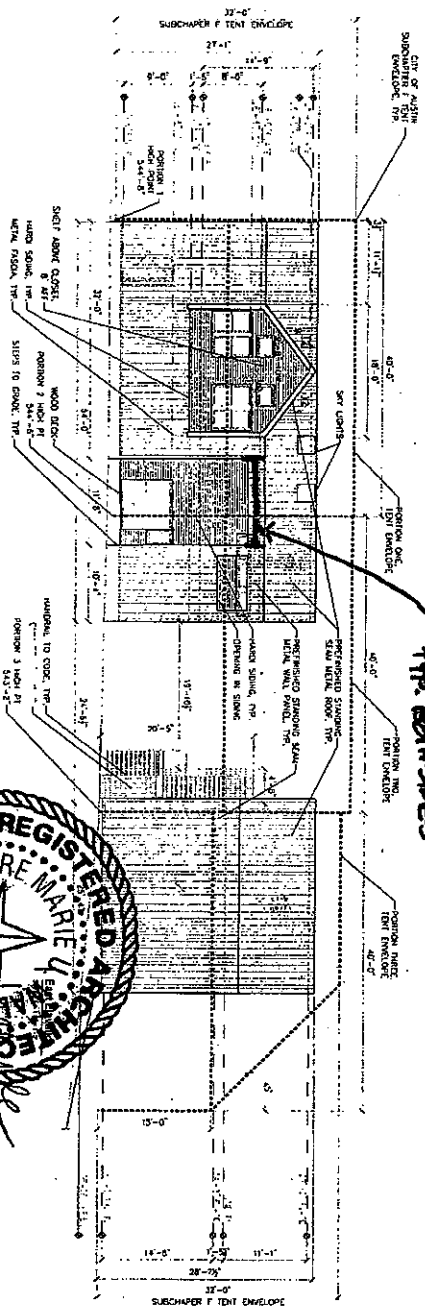
4 South Elevation (Range)



3 North Elevation (Detail)



2 South Elevation



REVIEWED FOR TYPING ONLY

GENERAL NOTES



ISSUED FOR PERMIT AND REGULATORY APPROVAL

1. SQUARE ARCHITECTURE DOES HEREBY DEMONSTRATE AND CERTIFY TO THE BEST OF ITS KNOWLEDGE AND BELIEF THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS OF SUBCHAPTER F OF THE CITY CODE OF AUSTIN.

DATE: 11 FEBRUARY 2008
SCALE: AS NOTED

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A3.01